

First Mortgage on Real Estate

MORTGAGE

OLLIE FANNING
R. M. O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: George P. Porter and Geneva Porter

(hereinafter referred to as Mortgagor) SEND(S) GREETING

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of - - - - - Three Thousand Eight Hundred and No/100 - - - - - DOLLARS (\$ 3,800.00), with interest thereon from date at the rate of Six and one-half per centum per annum; said principal and interest to be repaid in monthly instalments of - - - - - Forty-Five and No/100 - - - - - Dollars (\$ 45.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns

All that certain lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, Greenville Township, on the Southern side of Hammett Road, near the City of Greenville, being shown on the Plat of the Estate of Clarence Goldsmith, made by the said Clarence Goldsmith, a Civil Engineer, in June, 1929, recorded in Plat Book H at Page 116, as follows:

BEGINNING at a point on the Southern side of Hammett Road, corner of Lot No. 8, and running thence with line of Lots Nos. 8 and 17, S. 40-43 E. 213.2 feet to stake on the Northern side of a 20 foot street; thence with the Northern side of said Street, N. 56-58 E. 45.4 feet to stake, corner of Lot No. 15; thence with line of Lots Nos. 15 and 16, N. 40-43 W. 219.2 feet to stake on Hammett Road; thence with the Southern side of Hammett Road, S. 49-17 W. 45 feet to the beginning corner.

Lot No. 16 is the same conveyed to George P. Porter by G. Dewey Oxner by deed dated April 28, 1938, recorded in Book of Deeds 201 at Page 495 and Lot No. 7 being the same conveyed to George P. Porter and Alberta Porter by G. Dewey Oxner by deed dated March 14, 1934, recorded in Book of Deeds 167 at page 232, and said Alberta Porter having died intestate, her interest was conveyed to George P. Porter by E. Inman, Master, by deed dated September 8, 1941, recorded in Book of Deeds 237 at Page 122, and by the other heirs by deed dated August 29, 1941, recorded in Book of Deeds 237 at Page 116.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

In Modification Agreement see 4 & 11. 11. 196 Page 193