

First Mortgage on Real Estate

MORTGAGE

GREENVILLE CO. S.C.  
JUN 7 4 17 PM 1962  
RECORDED

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roy W. Boggess

(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 Eight Thousand Five Hundred & No/100

DOLLARS (\$ 8,500.00 ), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of Sixty-One Dollars (\$61.00 ) 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the Southeast side of North Estate Drive near the city of Greenville, being shown as lot number 51 on plat of Crestwood made by J. C. Hill, surveyor, February 28, 1949, recorded in the R.M.C. Office for Greenville County, State of South Carolina, plat book "S" at page 189 and having according to said plat, the following metes and bounds to-wit:

BEGINNING AT AN IRON PIN ON THE Southeast side of North Estate Drive at the joint front corners of lot number 51 and 52 and runs thence along the line of lot number 52, S. 38-30 E, 197.7 feet to an iron pin; thence N. 51-15 E, 25 feet to an iron pin; thence along the rear line of lots 49 and 50 W. 36-15 W, 212.2 feet to an iron pin on the Southeast side of North Estate Drive; thence along North Estate Drive S. 71-0 W, 65 feet to the BEGINNING corner.

This is the same property conveyed to me by deed of Parke L. Barron and Florence E. Barron dated September 28, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina in deed book 683 page 385.

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.

1254. Sept 64  
Loyal N. Robinson  
Mortgagee  
Roy W. Boggess  
Mortgagor