

First Mortgage on Real Estate

NOV 15 8 55 AM 1957

MORTGAGE

CLERK OF COURTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Toy Donald Coster

(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) in the sum of - - - - - FIVE THOUSAND FIVE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 5,500.00), with interest thereon at the rate of 6-3/4% per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is fifteen years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 western side of Stadium Drive (formerly Chandler Street), being shown as the southern portion of Lot 1 on a plat of the property of M. C. Green dated July, 1944, prepared by R. E. Dalton and recorded in Plat Book O at page 119 in the RMC Office for Greenville County and also being shown on a plat of the property of D. F. Chandler dated February, 1967, prepared by C. O. Riddle and recorded in Plat Book VVV at page 109 and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Stadium Drive, which iron pin is S. 19-23 W. 175 feet from the southwestern corner of the intersection of Stadium Drive and Rosewood Way (formerly Sevier Street) and running thence with said Stadium Drive, S. 19-23 W. 75 feet to an iron pin at the corner of Lot 2; thence with Lot 2, N. 82-13 W. 200 feet to an iron pin in the line of property now or formerly of Eugene Szabo; thence with the Szabo property, N. 19-30 E. 50 feet to an iron pin in the line of other property of D. F. Chandler; thence with the Chandler property, S. 82-13 E. 100 feet to an iron pin; thence still with Chandler property, N. 61-05 E. 37.8 feet to an iron pin; thence S. 83-38 E. 75 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of D. F. Chandler to be recorded herewith.

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.

For Modification + Assumption of Debt see R. E. Dalton Book 1209 page 133
For Modification + Assumption of Debt see R. E. Dalton Book 1202 page 87