

MORTGAGE

First Mortgage on Real Estate

1320 453

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nelle Griffin McPherson (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 Forty-Five Thousand and No/100ths----- DOLLARS

(\$ 45,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty 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.

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ALL that certain piece, parcel or lot of land situate on the West side of Belmont Avenue in the City of Greenville, County of Greenville, State of South Carolina, known and designated as the southern portion of Lot No. 12, and the northern portion of Lot No. 13 as shown on a plat of Alta Vista made by R. E. Dalton, Engineer, dated June, 1925, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book G, at Page 20, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Belmont Avenue, which point is 120 feet from the Northwestern intersection of Crescent Avenue and Belmont Avenue, and running thence N. 84-35 W. 164.75 feet to a point in the rear line of Lot No. 13; thence along line of Lots No. 13 and 12 N. 4-15 E. 80 feet to a point in rear line of Lot No. 12, which point is the rear corner of a lot now or formerly belonging to Sara T. DuPree; thence along the line of said DuPree lot S. 84-35 E. 164.75 feet to a point in the West side of Belmont Avenue; thence along the West side of Belmont Avenue S. 4-15 W. 80 feet to the point of beginning.



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.

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