

First Mortgage on Real Estate

BONNE CITY TRUST CO. INC. **MORTGAGE**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BETTY JANE IRBY (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 TWO THOUSAND EIGHT HUNDRED TWELVE AND 12/100----- DOLLARS

(\$ 2,812.12), 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 FOUR (4) 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, Greenville Township, located on the east side of Haviland Avenue and designated as Lot No. 105 of a subdivision known as Glenn Grove Park, a revised plat of which is recorded in the RMC Office for Greenville, S. C. in Plat Book P, Page 81 and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Haviland Avenue, which iron pin is 314.3 feet in a northerly direction from the northeast intersection of Haviland Avenue and Monticello Avenue, joint corner of Lots 105 and 106; thence along the joint line of said Lots S. 74-12 E. 144 feet to an iron pin in the line of a 12 foot alley; thence along the western side of said 12 foot alley N. 15-48 E. 50 feet to an iron pin in the line of a 20 foot alley; thence along the southern side of said 20 foot alley; thence along the southern side of said 20 foot alley N. 74-12 W. 144 feet to an iron pin in the line of Haviland Avenue; thence along the eastern side of Haviland Avenue S. 15-48 W. 50 feet to the beginning corner.



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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