

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
MORTGAGE  
JUN 12 5 00 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

1341 540

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nancy I. Avery

(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 Two Hundred Fifty and no/100----- DOLLARS

(\$5,250.00-----), 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 five 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,

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, being shown as a portion of Lot 51 on plat of Pelham Estates, Section II, recorded in Plat Book PP at Page 119 in the RMC Office for Greenville County and according to a more recent plat shown as Division of Lot 51, Pelham Estates, Section II, and designated as Lot 51A on said plat made by Piedmont Engineers and Architects, June 3, 1968, recorded in the RMC Office for Greenville County in Plat Book 5M at page 61 and having according to the last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on Fredricksburg Drive at the joint front corner of Lots 50 and 51A and running thence along the joint line of said lots, S. 17-25 W. 203.6 feet to an iron pin in the line of Lot 47; thence with the line of Lot 47, N. 76-48 W. 40.0 feet to an iron pin at the corner of Lot 46; thence with the line of Lot 46, N. 73-05 W. 90.0 feet to an iron pin at corner of Lot 51; thence with the line of Lot 51, N. 17-17 E. 202.9 feet to an iron pin on Fredericksburg Drive; thence with said drive, S. 70-45 E. 44.0 feet to an iron pin; thence S. 76-16 E. 86.0 feet to an iron pin, 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.

5549

4328 RV-2