

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT F. POWELL and CATHERINE S.

POWELL (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

Seventeen Thousand Nine Hundred and no/100ths ----- DOLLARS

(\$ 17,900.00 ), 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 25 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, in the City of Greenville, being known and designated as a portion of Lots Nos. 1, 2, 3, 4, 5 and 6 of Section C and also a parcel of land lying east of and adjoining Lot 1, Section C, all of which is shown on a plat of STONE ESTATES, recorded in the RMC Office for Greenville County, S. C., in Plat Book G at page 292, and having according to said plat and a survey made by R. W. Dalton, dated September, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Northwood Avenue, said pin being 116.8 feet west from the northwest corner of the intersection of Northwood Avenue and Chick Springs Road, and running thence with the center of a branch as the line, the traverse line being as follows: N. 26 E., 18.3 feet to an iron pin; N. 56 E., 27 feet to an iron pin; N. 69 E., 15 feet to an iron pin; N. 70 E., 30 feet to an iron pin; N. 14-40 E., 53 feet to an iron pin; and N. 30-24 E., 35 feet to an iron pin on the southwest side of Lagare Street; thence with said street, N. 52-30 W., 99.1 feet to an iron pin; thence S. 33-40 W., 163.9 feet to an iron pin on the northeast side of Northwood Avenue; thence with Northwood Avenue, S. 52-30 E., 91.9 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, being known and designated as Lot A as shown on a plat entitled PLAT SHOWING LOT A CUT FROM THE STONE ESTATES, made by R. K. Campbell, dated May 22, 1961, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Lagare Street where the branch intersects and running thence with the line of Stone Estates, S. 52-30 E., 101.8 feet to an iron pin on the northwestern side of Chick Springs Road; thence with the northwestern side of Chick Springs Road, S. 34-38 W., 37.1 feet to an iron pin; thence continuing with the northwestern side of Chick Springs Road, S. 26-38 W., 63 feet to an iron pin; thence with the curve of the intersection of Chick Springs Road and Northwood Avenue, the chords of which are S. 47-45 W., 18.4 feet to an iron pin; N. 82-01 W., 58.5 feet to an iron pin; and N. 67-56 W., 42.3 feet to an iron pin; thence with the northern side of Northwood Avenue, S. 56-00 W., 18.9 feet to an iron pin; thence with the center of a branch as the line, the traverse line being as follows: N. 26-00 E., 17.5 feet to an iron pin; N. 56-00 E., 27 feet to an iron pin; N. 69-00 E., 79 feet to an iron pin and N. 30-24 E., 35 feet to an iron pin on the southwestern side of Lagare Street, the point of beginning.

\*15 feet to an iron pin; N. 7-00 E., 30 feet to an iron pin; N. 14-40 E.,

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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