

FILED
GREENVILLE CO. S. C.

BOOK 1372 PAGE 474

JUL 12 11 59 AM '76

DONNIE S. TANKERSLEY
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DON B. CELY

(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 Seven Thousand Five Hundred and no/100-----DOLLARS

(\$7,500.00), 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 ten (10) 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, in the City of Greenville, on the East side of Rowley Street, and more particularly described and having the metes and bounds shown on plat of survey of same made by R. E. Dalton, Eng., on March 10, 1942, as follows:

BEGINNING at an iron pin on the East side of said Rowley Street, said pin being 422 North of the Northeastern intersection of Rowley Street and East Park Avenue, and running thence N. 20-45 E. 72.1 feet to a stake; thence S. 72-00 E. 191.1 feet to a fence post; thence S. 20-45 W. 58.5 feet to a stake; thence N. 76-05 W. 192.2 feet to the point of beginning.

This is the same property conveyed to T. C. Cleveland by deed recorded in Deed Book 404 at Page 81 in the R. M. C. Office for Greenville County. The said T. C. Cleveland died testate as a resident of Greenville County on August 27, 1967 devising his property to Elizabeth Davis Cleveland and Green H. Cleveland and Theron C. Cleveland, Jr. as will appear according to Apartment 1001, File 7 in the Office of the Probate Court for Greenville County. The said Elizabeth Davis Cleveland died testate as a resident of Greenville County on January 8, 1971 devising all of her property to Green H. Cleveland and Theron C. Cleveland, Jr. as will appear according to Apartment 1161, Page 3 in the Office of the Probate Court. See Deed of Green H. Cleveland and Theron C. Cleveland, Jr. to Don B. Cely 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.

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