

First Mortgage on Real Estate

MORTGAGE

AUG 17 12 15 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edyth L. Thruston

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Eight Thousand and no/100---

DOLLARS (\$ 8,000.00---), with interest thereon from date at the rate of six (6%)--- per centum per annum, said principal ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ to be paid on August 17, 1963.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, 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, on the Western side of Augusta Street in the City of Greenville and described as follows:

BEGINNING at an iron pin on the Western side of Augusta Street, 150 feet North from Dunbar Street and running thence S. 65 W. 288.8 feet to an iron pin in line of property of Claussen's Bakery; thence with the line of said property as follows: N. 9-52 W. 97.5 feet, N. 39-53 E. 160.1 feet; N. 51-25 E. 26.3 feet and N. 73-23 E. 181.3 feet to an iron pin on Augusta Street; thence with the Western side of said Street, S. 10-18 W. 123 feet; more or less, to the Beginning corner.

Being the remainder of the Thruston Home Place devised to the mortgagor by George B. Thruston by his will filed as Apartment 545; File 9 in the Office of the Probate Judge for Greenville County.

ALSO the major portion of Lot 5 as shown on a plat recorded in Plat Book V at page 17, and described as follows:

BEGINNING at an iron pin on the Western side of Augusta Street, at the corner of Lot 4 and running thence with the line of said lot, S. 65-00 W. 120 feet to an iron pin; thence N. 10-18 E. 29.5 feet to an iron pin; thence S. 65-00 W. 20 feet to an iron pin; thence N. 10-18 E. 6 inches to an iron pin at corner of the above described property; thence with the line of said property, N. 65 E. 140 feet to an iron pin on Augusta Street; thence with the Western side of said Street, S. 10-18 W. 30 feet to the Beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 402 at page 544.

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.

PAID AND SATISFIED IN FULL
THIS 17th DAY OF AUGUST 1963
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
GREENVILLE, SOUTH CAROLINA

SEARCHED AND INDEXED BY RECORD
11
AUG 17 1963
GREENVILLE, SOUTH CAROLINA