

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John W. Santt

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings & Loan Association (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~dated August 28, 1950, in the sum of \$7000.00, securing a mortgage of like amount and date recorded in the Office of R.M.C. for Greenville County in Volume 474 at Page 49, and~~ dated August 28, 1950, in the sum of \$7000.00, securing a mortgage of like amount and date recorded in the Office of R.M.C. for Greenville County in Volume 474 at Page 49, and

WHEREAS, said Fidelity Federal Savings & Loan Association, has released a small triangular portion of the premises covered by said mortgage as will appear by reference to deed from the mortgagor to M. G. Proffitt to be recorded herewith, and it is the desire and intention of the mortgagor to substitute the premises hereinafter described in the place and stead of those released.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt <sup>and release</sup> 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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 triangular in shape and cut from the Western corner of the said M. G. Proffitt's lot on West Augusta Place Street and being more particularly described according to a recent survey by Piedmont Engineering Service, as follows:

"BEGINNING at an iron pin in the rear line of the lot owned by M. G. Proffitt which is the common corner with lots 12 and 13, as shown on plat of the property of Harold C. Gibson recorded in Plat Book X at Page 73, and running thence along the joint line of the lot of M. G. Proffitt and lot No. 12, S. 37-56 W. 36.8 feet to a corner in lot No. 12; thence with the line of lot No. 12, S. 52-04 E. 40.3 feet to an iron pin; thence N. 9-40 W. 54.6 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by M. G. Proffitt by deed recorded herewith.

It is the intention of this mortgage to serve as additional security to the mortgage executed to the Fidelity Federal Savings & Loan Association by the mortgagor dated August 28, 1950, recorded in Volume 474 at Page 49.

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.