

USL—First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. O. Shaver

(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 Forty-Five Hundred and No/100- - - - - DOLLARS (\$ 4500.00 ), with interest thereon from date at the rate of Five & One Half per centum per annum, said principal and interest to be repaid as therein stated, and

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:

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 South side of Carolina Avenue, in the City of Greenville, being known and designated as lot 14 of Block J, Section 5, on plat of East Highlands Estates made by Dalton & Neves, Engineers, February 1941, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book K at Pages 78, 79 and 80, and having according to said plat the following metes and bounds, to -wit:

"BEGINNING at an iron pin on the South side of Carolina Avenue, joint front corner of lots 14 and 15 of Block J and running thence with the line of lot 15, S. 14-00 E. 126.3 feet to an iron pin; thence N. 87-14 E. 69.6 feet to an iron pin in the center of a 4 foot strip reserved for a ditch and public utilities; thence along the center of said strip, N. 19-46 W. 140 feet to an iron pin on the South side of Carolina Avenue; thence with the South side of Carolina Avenue along a curved line, S. 76-34 W. 54.1 feet to the beginning corner."

There is located partly on the East side of this lot and partly on the West side of lot 13 adjoining, a 4 foot strip shown on the recorded plat, over which an easement is reserved for the purpose of cutting and maintaining a drain ditch to drain the property shown on said plat and for the purpose of placing or authorizing the placing of any public utilities thereon with the right to enter and maintain the same.

Being the same premises conveyed to the mortgagor by John W. Peden by deed recorded in Volume 455 at Page 481.

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.

*3150 (Rec'd)*  
*John W. Peden*  
*John W. Peden*

*John W. Peden*  
*John W. Peden*