

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William R. DeLoache (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 - - - - - Nineteen Thousand and No/100 - - - - - DOLLARS (\$ 19,000.00), with interest thereon from date at the rate of five (5%) 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, in Butler Township, being known and designated as lots Nos. 13 and 14 of a subdivision known as Colonial Estates according to a plat thereof prepared by Dalton and Neves, Engineers, April, 1951, and recorded in the R. M. C. Office for Greenville County in Plat Book W at Page 173, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southwest side of Austin Avenue, the joint front corner of lots 14 and 15, and running thence along the joint line of said lots, S. 28-44 W. 248.3 feet to an iron pin; thence N. 62-06 W. 629.5 feet to an iron pin; thence N. 69-21 E. 213.1 feet to an iron pin; thence N. 69-13 E. 198.8 feet to an iron pin, the joint rear corner of lots 12 and 13; thence along the joint line of said lots, S. 61-16 E. 328 feet to an iron pin on the Northern side of Rodgers Drive, the joint front corner of lots 12 and 13; thence along the Northern side of Rodgers Drive, S. 69-13 W. 75 feet to an iron pin on the front line of lot No. 14; thence along the Southwest side of Austin Avenue, S. 62-38 E. 82.6 feet to an iron pin, the beginning corner."

Being the same property conveyed to the mortgagor herein by deed recorded in Deed Book 473 at Page 125.

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.