

OCT 22 4 21 PM 1953

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN DOBDS, JR., (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 **FIVE THOUSAND, FOUR HUNDRED AND NO/100** - - - - -

DOLLARS (\$ 5,400.00), 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, on the Southern side of Spartanburg Road or East North Street Extension, and being shown as part of Lots Nos. 13 and 30 feet from the Eastern portion of Lot No. 12, as shown on plat recorded in the R. M. C. Office for Greenville County, in Plat Book P at page 5, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint front corner of Lots Nos. 13 and 14, and running thence with the line of Lot 14, S. 33-10 E. 200 feet to an iron pin; thence S. 56-50 W. 130 feet to an iron pin, corner of lot now or formerly owned by James M. Robertson; thence with the line of the Robertson lot, N. 33-10 W. 200 feet to an iron pin on Spartanburg Road; thence with the Southern side of Spartanburg Road, N. 56-50 E. 130 feet to the point of beginning."

Being the same property conveyed to the mortgagor by two separate deeds recorded in Volume 293 at page 344, and Volume 301 at page 199, respectively.

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.