

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

We, Albert H. Russell and Betty S. Russell of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings & Loan Association

, a corporation organized and existing under the laws of United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventy-Seven Hundred and No/100 Dollars (\$7700.00), with interest from date at the rate of Four & One-Half per centum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Eight and 74/100 - - - - - Dollars (\$ 48.74), commencing on the first day of January, 19 54, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 19 73.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: being known and designated as lot No. 60, on plat of property of Isaquesena Park, recorded in Flat Book P at Pages 130 and 131, and according to a more recent survey prepared by R. W. Dalton dated November 30, 1953, is described as follows:

BEGINNING at an iron pin 996.9 feet West from the intersection of Prescott Street and Harrington Avenue, at joint front corner of lds Nos. 59 and 60, and running thence with line of lot 59, S. 52-30 W. 175 feet to iron pin at corner of lot B; thence with line of said lot, N. 37-30 W. 70 feet to iron pin, at corner of lot 61; thence with line of said lot, N. 52-30 E. 175 feet to an iron pin in the Southwest side of Harrington Avenue; thence with said Avenue, S. 37-30 E. 70 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed to be recorded.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the