

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
APR 20 4 45 PM 1934
C. M. FANNING
R. M. G.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Richard F. Collins

(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 Sixty-Five Hundred and No/100- - -

DOLLARS (\$6500.00), with interest thereon from date at the rate of Six (6%) 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 Paris Mountain Township, being known and designated as the major portion of lot 7, and a 12 foot strip of lot 8, as shown on Map # 1, of Sans Souci Heights, recorded in Plat Book W at Page 155, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin at the Northwest corner of the intersection of Merrilat Avenue, and U. S. Highway # 25, and running thence with said Highway, N. 30-10 W. 77 feet to iron pin in front line of lot 8; 12 feet Northwest from the joint front corner of lots 7 and 8, and running thence through lot 8, S. 50-50 W. 150 feet to iron pin; thence S. 39-10 E. 12 feet to iron pin, joint rear corner of lots 7 and 8; thence with joint line of said lots, N. 50-50 E. 12 feet to a point; thence through lot 7, S. 39-10 E. 65 feet to a point in the North side of Merrilat Avenue; thence with said Avenue, N. 50-50 E. 138 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by Ben F. Perry 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 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.