

MAY 6 3 53 PM 1954

First Mortgage on Real Estate

MORTGAGE
GILLESPIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Paul A. Byrd

(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 and No/100- - - - -
DOLLARS (\$ 5000.00), 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, on the Northern side of Riverside Drive, in the City of Greenville, being known and designated as lot 10 as shown on plat of Ables & Raysor recorded in Plat Book E at Page 153, and also a small triangular strip of land from the Eastern side of lot 9, and when described together, has the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Riverside Drive, at joint front corner of lots 10 and 11, and running thence with the line of lot 11, in a North-easterly direction, 336.4 feet to an iron pin; thence in a Westerly direction 82 feet to an iron pin at rear line of lot 9; thence S. 19-50 E. 320.3 feet to an iron pin on Riverside Drive, said pin being the joint front corner of lots 9 and 10; thence with the Northern side of Riverside Drive in an Easterly direction 33.5 feet to the point of beginning. Being the same property conveyed to the mortgagor by two separate deeds, recorded in Volume 237 at Page 324 and Volume 370 at Page 133."

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.