

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ed. B. Smith (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, in Butler Township, near the City of Greenville, containing 6.20 acres, more or less, according to a plat of property of Marshall F. Vaughn, made by W. J. Riddle, November 9, 1945, revised June 9, 1946, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at a point on Public Road, marked by iron pin and running thence N. 72-30 E. 329 feet to an iron pin; thence N. 21-0 E. 366.3 feet; thence N. 49-30 W. 204.1 feet; thence N. 42-30 W. 36.5 feet; thence N. 41-20 E. 85.3 feet; thence S. 21-10 E. 486.8 feet; thence S. 54-45 W. 850.1 feet; to a point in public road; thence N. 9-00 W. 77 feet along said public road; thence along said public road, N. 33-10 W. 443 feet to iron pin, the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 285 at Page 257.

"ALSO, all that certain other adjoining tract of land containing 2.97 acres, including lot 81, per revised plat of East Lake made by Dalton E. Hayes, January 1941, recorded in Plat Book Y at page 109, and described as follows:

"BEGINNING at an iron pin on the Southwest side of West State Avenue, at the joint front corner of lots 80 and 81, and running thence along line of lot 80, N. 182.7 feet to an iron pin in line of property now or formerly of Dr. J. A. West; thence along line of West property and crossing a creek; S. 37-20 E. 568 feet to an iron pin in line of property now or formerly belonging to Vaughn; thence along the line of Vaughn property, N. 21-30 E. 66 feet to a stake; thence continuing along the line of Vaughn property, N. 46-15 E. 223.4 feet to a stone; thence N. 41-30 E. 211 feet to an iron pin; thence N. 45-53 E. 84 feet to an iron pin; thence N. 41-14 W. crossing branch 223 feet to an iron pin; thence N. 41-49 W. 217.7 feet to an iron pin; thence S. 37-20 W. 60 feet to iron pin, the point of beginning." Being the same property conveyed to the mortgagor by deed recorded in Volume 429 at Page 70.

"ALSO, all that other tract of land adjoining the tract of land first described containing 3.18 acres, according to plat made by W. J. Riddle, dated October 1947, and being described by metes and bounds in the deed of Ed. B. Smith recorded in Volume 327 at Page 175. Reference being made to said deed for more complete description.

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.