

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN STUART MILLER

(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

Six Thousand and no/100 - - -
DOLLARS (\$ 6000.00), 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 Western side of Conestee Avenue in the City of Greenville, being shown as Lot No. 13 on plat of Cherokee Park, recorded in Plat Book "C" at Page 96 and having according to said plat the following metes and bounds-to-wit:

"BEGINNING at an iron pin on the Western side of Conestee Avenue at the joint front corner of lots 12 and 13 and running thence with the Western side of Conestee Avenue S. 27-11 W. 60 feet to pin at corner in lot 14; thence with line of lot 14 N. 62-32 W. 170 feet and 6 inches to pin of 15 foot alley; thence with Eastern side of said alley N. 27-58 E. 60 feet to pin at corner in lot 12; thence with line of lot 12 S. 62-32 E, 170 feet to the beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 191 at Page 354.

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.