

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. FITTS (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 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, known and designated as lot No. 52 on a plat made by C. C. Jones, April 1954, of Block 11, Division, a subdivision of land Southeast of the City of Greenville, lying east of the street, which was conveyed by Henry J. Winn to Local Home Builders Inc. and recorded in Volume 471 at Page 382, and having the following notes and bounds to-wit:

"BEGINNING on the Western side of Coal Brook Drive, near the intersection of Melvin Drive at the corner of lot 51; thence with line of lot 51 N. 49-00' E. 27.5 feet to a pin at or near branch; thence S. 26-32' E. 55 feet, more or less, to rear corner of lot 53; thence with lot 53 N. 64-26' E. to Coal Brook Drive at the corner of lot 53; thence with Coal Brook Drive in a Southeastern direction 100 feet to the beginning corner."

Said premises being same conveyed to the mortgagor by Local Home Builders Inc. deed dated July 21, 1954 to be recorded herewith.

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.

PAID AND SATISFIED IN FULL

THIS 24 DAY OF Jan 19 57
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Betty Kaywood

WITNESS:
Mae Kaywood
Lush Robinson

RECORDED AND INDEXED OF RECORD
3 DAY OF Jan 19 57
OFFICE GREENVILLE COUNTY, S. C.
RECORDED IN VOLUME NO. 268