

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 4 8 49 AM

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Albert Taylor

(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 (\$ 5,000.00), 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 ~~these~~ ^{those} certain piece, ~~space~~ ^{space} or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

being known and designated as Lots Nos. 16 and 17 on Spring Brook Drive, according to Plat of property of Albert Taylor recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book HH, at page 173, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Spring Brook Drive, at the joint front corner of Lots Nos. 17 and 18, and running thence with the line of Lot No. 18, N. 1-14 W. 130.2 feet to an iron pin; thence along the rear line of Lots Nos. 20 and 21, N. 83-43 E. 150 feet to an iron pin, joint rear corner of Lots Nos. 15 and 16; thence with the line of Lot No. 15, S. 1-08 E. 157 feet to an iron pin on Spring Brook Drive; thence with said Drive, N. 86-35 W. 150 feet to the beginning corner.

The above described property being a portion of the same conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 509, at page 498.

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.