

First Mortgage on Real Estate

MORTGAGE

AUG 9 8 35 AM '54

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank E. Collins and Catherine L. Collins (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 Twelve Thousand Five Hundred and No/100 - - -

DOLLARS (\$ 12,500.00 ), 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 <sup>those two</sup> ~~that~~ certain pieces parcels 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, on the western side of Edwards Road in Chick Springs Township, Greenville County, State of South Carolina, shown as Lots 5 and 6 on Plat No. 2 of the property of William S. Edwards made by Dalton & Neves in July 1953, and having according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northwest intersection of Edwards Road and a 50 foot street, and running thence with the northern side of said 50 foot street N. 81-55 W. 200 feet; thence N. 15-43 W. 118.1 feet to an iron pin at rear corner of Lot 7; thence with line of Lot 7 N. 47-24 E. 200 feet to iron pin on Edwards Road; thence with the western side of Edwards Road the following courses and distances, to-wit: S. 49-03 E. 40.5 feet to pin, S. 36-03 E. 100.5 feet to pin, S. 10-20 E. 69.5 feet to pin, S. 9-40 W. 99.5 feet to the point of beginning."

The above two lots are now known and designated as Lots 45 and 46 of Block C of Edwards Forest, said plat being recorded in Plat Book "RR" at Page 131, being the same conveyed to the mortgagors by William Mauldin Edwards, et al, by deed 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.