

BOOK 669 PAGE 312

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE FEB 24 4 09 PM 1956

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, W. C. Chiles and Rena Chiles

(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 Fourteen Thousand Five Hundred and No/100- - - - -

DOLLARS (\$ 14,500.00), 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 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 Chick Springs Township, situate on the Southeast side of Mable Avenue, being shown and designated as lot # 91, on Flat # 2 of the property of James M. Edwards, recorded in the R.M.C. Office for Greenville County in Plat Book II at Page 120, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeast side of Mable Avenue, at the joint front corner of lots # 90 and 91, and running thence with the curve of Mable Avenue, the chord of which is N. 32-42 E. 150 feet to an iron pin; thence S. 47-08 E. 200 feet to an iron pin; thence S. 20-48 W. 75 feet to an iron pin at the rear corner of lot # 90; thence with line of lot # 90, N. 68-09 W. 216.8 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by Robert J. Edwards, as Trustee for James M. Edwards by deed to be recorded.

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.