

First Mortgage on Real Estate

MORTGAGE

JUL 10 11 23 AM 1956

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Ralph B. Denton and Rosa E. Denton

(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

Three Thousand Five Hundred and No/100 - - -  
DOLLARS (\$ 3,500.00 ), with interest thereon from date at the rate of six  
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~~ <sup>those</sup> 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 Waddell Street, near the City of Greenville, being shown as Lots Nos. 56, 57 and 58 on a Plat of property of B. Perry Edwards recorded in the R.M.C. Office for Greenville County in Plat Book F, at page 143, and described as follows:

BEGINNING at a stake on the Western side of Waddell Street, at the corner of Lot No. 59 and running thence with the line of said lot, S. 76-35 W. 200 feet to a stake in line of Lot No. 54; thence with the line of said lot, S. 13-25 E. 210 feet to a stake at corner of Lot No. 55; thence with the line of said lot, N. 76-35 E. 200 feet to a stake on Waddell Street; thence with the western side of Waddell Street, N. 13-25 W. 210 feet to the beginning corner.

The above described property being a portion of the same conveyed to Rosa E. Denton by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 438, at page 127, who subsequently conveyed a one-half interest to Ralph B. Denton by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 516, at page 427.

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.