

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

AUG 14 4 40 PM 1956

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Fred A. Reynolds and Mary Gaines Reynolds

(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 Twenty-Five Hundred and No/100- - -

DOLLARS (\$ 2500.00), 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, in Greenville Township, on the South side of Sixth Street, in Section # 4 of Judson Mills Village, near the City of Greenville, being known and designated as lot # 79, as shown on a plat of Section # 4, of Judson Mills Village, made by Dalton & Neves, Engineers, January 1941, which plat is recorded in the R M.C. Office for Greenville County in Plat Book K at Pages 75 and 76, and described as follows:

"BEGINNING at an iron pin at the Southeast corner of the intersection of Sixth Street, and Neubert Avenue, and running thence with the South side of Sixth Street, N. 88-20 E. 54 feet to an iron pin on said Street, joint front corner of lots # 79 and 80; thence with the line of lot # 80, S. 1-42 E. 122.8 feet to an iron pin; thence with the rear line of lot # 45, S. 88-10 W. 64 feet to an iron pin on the East side of Neubert Avenue; thence with the East side of Neubert Avenue, N. 1-42 W. 113.1 feet to an iron pin on said Avenue; thence continuing with the curve of Neubert Avenue, N. 43-19 E. 14 feet to the beginning corner."

Being the same property conveyed to the mortgagors by Jack Evans McMahan by deed recorded in Book of Deeds 304 at Page 177.

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.

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