

FILED GREENVILLE CO. S. C.

APR 29 10 49 AM 1957

OLLIE FARNSWORTH R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. R. McGUKIN AND MILDRED S. McGUKIN (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

Thirty-five Hundred and No/100 - - - - -
DOLLARS (\$3500.00), 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, lying on the northern side of Washington Road in the City of Greenville, being known and designated as Lot 30, Block C, on a plat of East Park, Boyce Addition, prepared March 1910, by W. A. Adams, recorded in Plat Book A at Page 383, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on the northern side of Washington Road joint front corner of Lots 29 and 30 and running thence with the said Washington Road N. 72-45 E. 50 feet to an iron pin joint front corner of Lots 30 and 31; thence with the joint line of said lots in a north northwesterly direction 125 feet to an iron pin on the southeastern side of right-of-way of the C. & W. C. Railroad, which right-of-way extends a distance of 50 feet on each side of the center line of said railroad and running thence with the southeastern side of said right-of-way in a southwesterly direction 58 feet to an iron pin at the joint rear corner of Lots 29 and 30; thence with joint line of said lots in a south southeasterly direction 114 feet to the beginning corner."

This being the same property conveyed to the mortgagors by deed recorded in Deed Book 571 at Page 529.

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.