

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE

OCT 31 4 11 PM 1957

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James G. Collier, Jr.

(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 Thirteen Thousand Five Hundred and No/100

DOLLARS (\$ 13,500.00), with interest thereon from date at the rate of Five & One-Half 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 ^{those} ~~that~~ certain piece^s,/parcel^s/or lot^s/of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as lot # 97 and the adjoining one-half of lot # 96, according to Plat # 2, property of Sunset Hills, recorded in Plat Book P at Page 18, in the R.M.C. Office for Greenville County, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on Waccamaw Circle, joint front corner of lots # 97 and 98, and running thence with the line of lot # 97, N. 48-50 E. 175 feet to iron pin; thence N. 41-10 W. 112.5 feet to iron pin in the center of lot # 96; thence with a new line through lot # 96, S. 48-50 W. 175 feet to iron pin on Waccamaw Circle; thence with said Circle, S. 41-10 E. 112.5 feet to the point of beginning."

Being the same premisses conveyed to the mortgagor by deed recorded in Volume 428 at Page 55.

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.