

MAR 3 4 41 PM 1958

First Mortgage on Real Estate

MORTGAGE

OLLIE P. NEWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles R. Fletcher (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

---FIVE THOUSAND AND NO/100---
DOLLARS (\$ 5,000.00---), with interest thereon from date at the rate of five and Three-Fourths 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 O'Neal Township, situate about two miles north from Greer, and lying on the East side of the Greer-Landrum Highway (S. C. State Highway No. 14) being all of tract No. 6 on a plat of property made for Mrs. Eula A. Mayfield by H. S. Brockman, Surveyor, dated January 27, 1945, and having the following courses and distances:

BEGINNING on an iron pin in the center of said Greer-Landrum Highway, corner of Tract No. 7 on said plat and being the Northwestern corner of the tract herein conveyed, and running thence with the line of Tract No. 7, N. 57- E. 479 feet to an iron pin on line of Tract No. 16; thence with the line of Tract No. 16, S. 16-45 E. 381 feet to an iron pin, corner of Tract No. 5 and on line of Tract No. 15; thence S. 67 W. 409.5 feet to an iron pin in the Greer-Landrum Highway; thence with said highway, N. 23-45 W. 75 feet to a stake in intersection of said highway with Ansel School Road; thence with Ansel School Road, N. 78 W. 55 feet to an iron pin, corner with B. W. Burnett; thence N. 16-15 W. 195 feet to the beginning corner, containing 3.50 acres, more or less.

Being the same property conveyed to mortgagor by deed recorded in Volume 272 at page 343.

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.