

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 11 12 05 PM 1959

DAVID G. TRAXLER

(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 **Seven Thousand Five Hundred and No/100** -----

DOLLARS (\$ 7,500.00), 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 the City of Greenville, on the South side of Potomac Avenue, shown as Lot No. 210 and the Eastern one-half of Lot No. 209 on plat of Pleasant Valley, made by Dalton and Neves, Engineers, April, 1946, revised July, 1954, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "BB", page 163; said lot fronting 90 feet along the South side of Potomac Avenue, running back to a depth of 251.7 feet on the East side, to a depth of 224.4 feet on the West side and being 94.5 feet across the rear.

This property was conveyed to me by deed of The Robert I. Woodside Company, dated September 28, 1957, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 585, page 105, and dated June 13, 1958,

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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Handwritten notes and signatures at the bottom right of the page, including the number 33623.