

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 Six Thousand and no/100 - - - - - DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of five & three-fourth 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, on the South side of Bethuel Church Road, about seven miles South of the City of Greenville, and being shown as an unnumbered lot on plat of Sub-division of Air Base Highlands, made by Dalton & Neves, Engineers, August 1948, recorded in the RMC Office for Greenville County, S.C. in Plat Book CC, page 52, and having according to said plat and a recent survey made by R. K. Campbell, Engineer, April 16, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Bethuel Church Road, said pin being at the point where the South side of Bethuel Church Road intersects with the West side of the right of way of the Donaldson Air Force Base railroad spur track, and runs thence along the West edge of the said right of way of the railroad spur track, S. 3-06 W., 73.45 feet to an iron pin; thence continuing with the West edge of said right of way, S. 4-48 W., 65 feet to an iron pin; thence N. 34-46 W., 121 feet to an iron pin on the South edge of Bethuel Church Road; thence along the Bethuel Church Road, N. 60-49 E., 55.4 feet to an iron pin; thence continuing with said road, N. 68-32 E., 32.2 feet to the beginning corner.

This is a portion of the property conveyed to the mortgagor by deed of Emmie R. Harris, dated June 14, 1948, recorded in the RMC Office for Greenville County, S.C. in Deed Book 351, page 390.

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.

[Handwritten signatures and notes at the bottom of the page, including a date of 2/10/60.]