

BOOK 798 PAGE 428

FILED
GREENVILLE CO. S. C.

AUG 4 3 43 AM 1959

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT L. McPHERSON

(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 (\$ 6000.00), 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, situate on the eastern side of Memminger Street in Ward 5 of the City of Greenville, and described as follows according to a survey made by Dalton & Neves August 4, 1959:

BEGINNING at an iron pin on the eastern side of North Memminger Street which pin is 150 feet from the intersection of North Memminger Street and Perry Avenue and running thence with the eastern side of North Memminger Street S. 18-50 W. 50 feet to an iron pin; thence S. 69-50 E. 147 feet to an iron pin; thence N. 16-07 E. 52.2 feet to old iron pin; thence N. 70-43 W. 144.6 feet to the iron pin at point of beginning.

Being the same premises conveyed to the mortgagor by deed of Sarah Elizabeth Hill to be recorded.

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.

RECORDED AND CANCELLED BY 3134
OFFICE OF THE CLERK OF COURT
COUNTY OF GREENVILLE, S. C.
DATE 10/10/59

INDEXED TO THIS INSTRUMENT
DATE 10/10/59