

AUG 12 4 41 PM 1960

First Mortgage on Real Estate

MORTGAGE
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter L. Miller, Jr. and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Roy W. Boggess

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 Five Hundred and no/100-----

DOLLARS (\$ 5,500.00---), 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, on the Northeast side of Perry Road in the Sans Souci Section of Greenville County, being known as Lot 18 on a plat of the property of Ethel Y. Perry, said plat being recorded in Plat Book B at page 33 in the RMC Office for Greenville County, having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeast side of Perry Road at a point situate 54.8 feet from the intersection of the Northeast corner of Perry Road and Ethelridge Avenue at the joint corner of Lots Nos. 18 and 19 and running thence with the Northeast side of Perry Road, N. 43-30 E. 60 feet to an iron pin at the joint corner of Lots 17 and 18; thence along the joint line of Lots Nos. 17 and 18, N. 50-33 W. 124.2 feet to an iron pin at the corner of Lot 21; thence with the joint line of Lots 21 and 18, S. 49-20 W. 60.7 feet to an iron pin at the rear corner of Lot 19; thence with the joint line of Lots 19 and 18, S. 50-33 E. 130.6 feet to the Beginning corner.

Being the same property conveyed to the Mortgagors by deed of Willie D. Loper, of even date, to be recorded herewith.

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.