

First Mortgage on Real Estate

MORTGAGE AUG 12 11 24 AM 1960

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURT
GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
RUBY HAWKINS MULLINAX AND B. L. MULLINAX

(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 -----Twenty Thousand and No/100-----

DOLLARS (\$ 20,000.00), 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,

being known and designated as lot # 4, Berea Drive, according to a plat made by R. D. Mullinax, and being a portion of Tract # 3, containing 10 ACRES as shown on plat of the property of G. W. Hawkins recorded in Plat Book LL at Page 5, and having according to a more recent plat the following metes and bounds:

BEGINNING at an iron pin in the center of Berea Drive, and running thence N. 16-16 W. 213 feet to an iron pin; thence N. 73-44 E. 162 feet to an iron pin; thence S. 16-16 E. 216 feet to a pin in center of Berea Drive; thence with the center of Berea Drive, S. 73-44 W. 135.5 feet to an iron pin; thence continuing with the center of said Drive, S. 67-04 W. 26.5 feet to the beginning corner.

Said premises being shown as B-15-2-5.2 on County Block Book and being a portion of the property conveyed to Ruby Hawkins Mullinax by deed recorded in Deed Book 556 at Page 76, she, having conveyed a one-half interest in the lot above described to B. L. Mullinax by deed recorded in Deed Book 651 at Page 49.

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.