

First Mortgage on Real Estate

NOV 11 3 20 PM 1960 MORTGAGE

OLLIE WORTH N.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RALPH S. SWAN

(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-three Thousand and No/100 DOLLARS (\$ 23,000.00), with interest thereon from date at the rate of six---(6%) per centum per annum, said principal and interest to be repaid in monthly instalments of Two Hundred Thirty and No/100 Dollars (\$ 230.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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, situate on the southern side of Laurens Road, being shown and designated as Lot 2 on plat of property of of Sinking Fund Commission of School District 17A recorded in Plat Book H, Page 219, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Laurens Road 66 feet from the corner of the intersection of Laurens Road and Ackley Road at joint front corner of Lots 1 and 2 and running thence with the line of Lot 1 S. 34-25 W. 200 feet to an iron pin in line of Lot E; thence with the line of Lot E S. 55-35 E. 72 feet to an iron pin at rear corner of Lot 3; thence with the line of Lot 3 N. 34-25 E. 200 feet to pin on Laurens Road thence with the southern side of Laurens Road N. 55-35 W. 72 feet to the beginning corner. Being the same premises conveyed to the mortgagor by deed of L. C. Heaston to be recorded.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northern side of Buist Avenue and being known and designated as the eastern 75 feet of Lot 25, Section B, of Oakland Heights recorded in Plat Book F, Page 204, and having the following metes and bounds, to-wit: BEGINNING at a stake on the northern side of Buist Avenue corner of Lots 25 and 26 which stake is 150 feet west on the northwestern corner of Townes Street and Buist Avenue; thence N. 9-45 E. 170.5 feet to stake on 19 feet alley; thence with said alley N. 80-15 W. 75 feet; thence with a new line S. 9-45 W. 170.5 feet to said avenue; thence with said avenue S. 80-15 E. 75 feet to the beginning. Being the same premises conveyed to the mortgagor by deed of Verne W. Swan 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.

File Release See B. C. M. Book 944 Page 185
The Commission on the Administration of the Courts