

First Mortgage on Real Estate

MORTGAGE 19 Feb 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. S. Brooks,

(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

Eight Thousand and No/100
DOLLARS (\$ 8,000.00), with interest thereon from date at the rate of six
per centum per annum, said principal and interest to be repaid in monthly instalments of
Sixty-Seven & No/100 Dollars (\$ 67.00) 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 Greenville Township, being known and designated as Lot No. 6 as shown on a plat of the property of E. Godfrey Webster, prepared by W. J. Riddle, Surveyor, March 1948, recorded in Plat Book U, at Page 79, and being more particularly described, according to said plat, as follows:

"BEGINNING at an iron pin on the southeast side of Webster Road, joint front corner of Lots 5 and 6; and running thence with the joint line of said lots, S. 49-40 E. 192 feet to an iron pin; thence S. 27-03 W. 60 feet to an iron pin, joint rear corner of Lots 6 and 7; thence with the joint line of said lots, E. 52-57 W. 199 feet to an iron pin on Webster Road; thence with said Road N. 35-33 E. 70 feet to the beginning corner.

Also, "All that piece, parcel or lot of land in the County and State aforesaid, and described as follows:

"BEGINNING at the rear corner of Lots 4 and 5, as shown on plat recorded in Plat Book U, at Page 79, and running thence along the rear line of Lots Nos. 5, 6 and 7 to the joint rear corner of Lots 7 and 8; thence S. 55-55 E. 50 feet; thence N. 19-10 E. 182.1 feet to the beginning."

The above described property is the same conveyed to the mortgagor by deed recorded in Volume 565 at Page 174.

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.