

First Mortgage on Real Estate

MORTGAGE JUN 14 2 53 PM 1961

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Josie S. Maddox (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, Two Hundred and no/100**-----  
DOLLARS (\$ 8,200.00 ), 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 **Eighty-Two and No/100**-----Dollars (\$ 82.00 ) 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, on the south side of Rhett Street, in the city of Greenville, Greenville Township, and being more particularly described as follows:

BEGINNING at an iron pin on the south side of Rhett Street at corner of lot now or formerly belonging to M. E. Carpenter, which point is 87 feet and 9 inches from the southeast corner of the intersection of Markley Street and Rhett Street, and running thence along the south side of Rhett Street N. 71-45 E. 30 feet, more or less, to an iron pin, corner of Lot now or formerly owned by D. E. Wooten; thence along the line of that lot S. 19-15 E. 130 feet, more or less, to an iron pin; thence along line of Lots formerly owned by Mrs. M. E. Carpenter, S. 71-15 W. 31 feet to an iron pin; thence along the rear line of lots now or formerly belonging to Neal and M. E. Carpenter N. 18-48 W. 131 feet, more or less, to the point of beginning on Rhett Street.

ALSO:

All that lot of land in the City of Greenville, at the Northwest corner of the intersection of West Park Avenue and Mansell Street and having, according to Plat made by Pickell & Pickell, dated January 30, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest corner of the intersection of West Park Avenue and Mansell Street, and running thence with the Northern side of West Park Avenue, N. 75-40 W. 43.8 feet to an iron pin; thence N. 20-15 E. 133.8 feet to an iron pin on a 10-foot alley; thence with said alley, S. 70-25 E. 43.3 feet to an iron pin on Mansell Street; thence with Mansell Street, S. 20-23 W. 129.7 feet to an iron pin, the point of beginning.

Said premises being the same conveyed to the Mortgagor by Lena R. Daveport by Deed 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.

*For Modification and Assumption Agreement see R. E. M. Book 1177 Page 159.  
For Agreement for R.E. Advances & Extension of Term of Mortgage see R. E. M. Book 1138 Page 257.  
For Release Lot Rhett St. See Book 798 Page 250 deed to Wm. S. Barber*