

First Mortgage on Real Estate

MORTGAGE JUL 8 9 39 AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES E. PAYNE and KATHLEEN R.

PAYNE (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, even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty One Thousand and no/100 ----- DOLLARS \$ 21,000.00), with interest thereon from date at the rate of five & three-fourth per centum annum, said principal and interest to be repaid in monthly instalments of One Hundred Thirty-three & no/100 ----- Dollars (\$ 133.00) 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, near the City of Greenville, on the northwest side of Malvern Place, being shown as Lot No. 166 on plat of Section 3 of Lake Forest Subdivision, made by Piedmont Engineering Service, August 1954, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Malvern Place, at joint front corner of Lots 165 and 166, and runs thence along the line of Lot 165, N. 37-09 W., 248.1 feet to an iron pin; thence S. 40-03 W., 188.8 feet to an iron pin; thence with the line of Lot 167, S. 52-24 E., 204.3 feet to an iron pin on the Northwest side of Malvern Place; thence along Malvern Place, N. 55-57 E., 95 feet to an iron pin; thence still along Malvern Place, N. 56-34 E., 35 feet to the beginning corner.

THIS is the same property conveyed to the mortgagors by deed of Juanita S. Groff, 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.