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First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. A. Ivester

(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 Eighteen Thousand and no/100---

DOLLARS (\$ 18,000.00---), with interest thereon from date at the rate of Five & one-half per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Ninety Six and no/100-Dollars (\$ 196.00---) 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 Eastern side of Augusta Street in the City of Greenville and being lot 7 and a portion of Lot 6 as shown on a plat of the property of Mills and McBrayer, recorded in Deed Book EEE at page 301, and described as follows:

BEGINNING AT AN iron pin on the Eastern side of Augusta Street, 91 feet North from University Ridge at the corner of Lot 8 and running thence with the line of said lot, S. 47-45 E. 162 feet to an iron pin on Perry Alley; thence with the Western side of said Alley, N. 38- E. 40 feet to iron pin at corner of property conveyed to C. Kirby Hammond in Deed Book 455 at page 529, and running thence with the line of said property, N. 47-50 W. 60 feet, S. 38-51 W. 14.85 feet and N. 48-01 W. 100.1 feet to an iron pin on Augusta Street; thence with the Eastern side of Augusta Street, S. 40-30 W. 25 feet to the Beginning corner.

Being all of the property conveyed to the mortgagor by deeds recorded in Deed Book 316 at page 368, Deed Book 400 at page 77, and Deed Book 433 at page 367 after conveyance of a portion to C. Kirby Hammond by Deed Book 455 at page 529.

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.