

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
OCT 20 9 54 AM '33

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, John A. Theodore & Nick A. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Theodore

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 Fourteen thousand and No/100-----

DOLLARS (\$14,000.00), 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 One hundred fifty-five and No/100----- Dollars (\$ 155.00) 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 northeastern corner of River Street and Utility Street, in the City of Greenville, being shown as Lot No. 8 on Plat of property of E. G. Mallard, made by Dalton & Neves in November, 1932, recorded in Plat Book H at Page 211, and also shown as Lot No. 1, Block 4, Page 58, of the City Block Book, and described as follows:

BEGINNING at a point at the intersection of River Street and Utility Street, formerly Cagle Street, and running thence in a northerly direction along East side of River Street, 104 feet to a point practically midway between the side track and spur track of C & W C Railroad; thence in an easterly direction, 71.8 feet to a point 94 feet 6 inches from Utility Street; thence S. 35-10 W. 94 feet 6 inches to a point on Utility Street, which point is 70 feet distant from River Street; thence along Utility street in a westerly direction 70 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deeds recorded in Deed Book 383 at Page 116 and Deed Book 523 at Page 379.

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.