

First Mortgage on Real Estate

MAY 29 12 02 PM 1952

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Eleanor T. Benavidez

(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

Three Thousand Six Hundred and no/100----
DOLLARS (\$ 3,600.00---), 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 Thirty Six and no/100---- Dollars (\$ 36.00) 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 Chick Springs Township, in School District 90, on the North side of Pine Avenue, near Paris School, and having the following metes and bounds; to-wit:

BEGINNING at an iron pin on the North side of Pine Avenue, at a point 145 feet Northwest of the Northwest intersection of Rutherford Road, and Pine Avenue, and running thence with the line of property of Eva F. Tzinieris, N. 8-40 E. 170 feet to pin; thence continuing with line of said property, N. 81-20 W. 90 feet to pin in line of property now or formerly owned by Henry Bryant; thence along Bryant's line, S. 8-40 W. 170 feet to point on North side of Pine Avenue; thence along North side of Pine Avenue, S. 81-20 E. 90 feet to point of beginning.

Being the same conveyed to mortgagor by deed recorded in Deed Book 398 at page 487.

ALSO: All that triangular shaped lot of land situate in the County of Greenville, South Carolina, fronting 30 feet more or less on Pine Avenue, and extending back to a depth of 170 feet to the line of lot conveyed to Clarence B. Jones by Eva F. Tzinieris.

ALSO, all that other lot of land in Greenville County, South Carolina, lying to the rear of the lot now owned by Eva F. Tzinieris and having a frontage of approximately 33 feet on the driveway lying to the rear of said lot.

It is the intention of the Mortgagor to include in this mortgage all of the land conveyed to her by Paul C. Dillard referred to above and also all conveyed to her by Eva F. Tzinieris by deed recorded in the RMC Office for Greenville County in Book 515 at page 373.

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.

The document in Deed Book 398 & Extension has E. F. Tzinieris as Mortgagor

PAID AND SATISFIED IN FULL
THIS 7 DAY OF March 1952
FIDELITY FEDERAL SAVINGS & LOAN ASSN

BY James T. Anderson, Asst. Loan Officer

WITNESSES:
Frances Heaton
Joyce R. Schmidt

RECORDED AND CANCELLED OF RECORD
26 DAY OF March 1952
Ollie Farris, Clerk
R. S. C. FOR GREENVILLE COUNTY, S. C.
AT 1:51 O'CLOCK P. M. NO. 211