

JUL 6 4 0 PM 1952

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James W. Myers, Jr. and Sallie H. Myers; Elsie S. Myers Kelly

(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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

--- Twenty-Thousand and No/100 ---
DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of five and three-fourths per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Twenty-Six and No/100 --- Dollars (\$ 126.00) 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 Rockmont Road near the City of Greenville, being shown as Lot No. 164 on a plat of Section III of Lake Forest, recorded in Plat Book GG at Page 77 and described as follows:

BEGINNING at an iron pin on the Eastern side of Rockmont Road at the corner of Lot No. 163 and running thence with the line of said lot, S. 51-28 E. 194.9 feet to an iron pin in the line of Lot No. 167; thence with the line of Lot No. 167 and 166, N. 40-03 E. 130 feet to an iron pin at the corner of Lot No. 164-A; thence with the line of said lot, N. 44-00 W. 232.1 feet to an iron pin on the Eastern side of Rockmont Road; thence with the curve of said road, the chords of which are S. 53-55 W. 20 feet and S. 23-51 W. 145.4 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 654 at Page 170.

All that lot of land on the east side of Eastlan Drive, being lot # 4, Block D, in Subdivision known as Carolina Court, plat recorded in Plat Book F at Page 96, and described as follows:

BEGINNING at an iron pin on the east side of Eastlan Drive, at joint corner of lots # 1 and 4, Block D, which point is 198.7 feet from the northeast corner of intersection of Laurens Road and Eastlan Drive; and running thence along rear line of lots # 1, 2 and 3, of Block D, S. 55-26 E. 192.3 feet to iron pin in line of Greene property; thence along that line, N. 20-52 E. 65 feet to an iron pin, joint rear corner of lots 4 and 5; thence along joint line of said lots, N. 55-21 W. 188.8 feet to joint corner of said lots on Eastlan Drive; thence along east side of Eastlan Drive, S. 23-55 W. 64.6 feet to the beginning corner.

ALSO CONCLUDED ON BACK

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; if 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.

From Plat Book GG at Page 77, see Deed Book 654 at Page 170