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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. J. BULL

(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 FIFTEEN THOUSAND AND NO/100THS- - - - - DOLLARS (\$ 15,000.00), 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 FIVE AND NO/100THS- Dollars (\$ 125.00) 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, being known and designated as Lots Nos. 46 and 47 on plat of property entitled Map No. 2, Greenville Motor Boat Club, Inc., recorded in Plat Book FF at Pages 90 and 91 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Club Drive, joint front corner of Lots Nos. 46 and 48 and running thence with Lot No. 48 N. 42-02 W. 92 feet to an iron pin on the bank of the Saluda River; thence with said Saluda River N. 48-21 E. 77 feet to an iron pin; thence continuing with the said Saluda River N. 63-45 E. 129 feet to an iron pin; thence S. 42-02 E. 121.4 feet to an iron pin; thence S. 14-32 E. 45 feet to an iron pin on Club Circle; thence with said Club Circle N. 84-42 W. 111.5 feet to an iron pin at the joint front corner of Lots Nos. 46 and 47; thence S. 75-11 W. 54.9 feet to an iron pin; thence S. 46-41 W. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by a deed recorded in Deed Book 481 at Page 334.

ALSO:

ALL That piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being a portion of Lot No. 101 as shown on a plat of the property of Greenville Motor Boat Club, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 111, and a portion of an old roadbed as shown on said plat and having, according to a survey prepared by J. C. Hill, September 30, 1961 and recorded in Plat Book ZZ at Page 73 the following metes and bounds, to-wit: 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.