

First Mortgage on Real Estate

OCT 12 1962
MORTGAGE

BOOK 902 PAGE 495

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. PEDEN

(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 Sixteen Thousand Five Hundred and no/100 ----- DOLLARS (\$16,500.00), with interest thereon from date at the rate of Five and one-half per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Four and no/100 Dollars (\$104.00) 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, within the corporate limits of the City of Greenville, being known and designated as Lot 35 of a subdivision known as Stone Lake Heights, Section III, as shown by plat thereof prepared by Piedmont Engineering Service, October 1, 1958, revised May 26, 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book Q, Page 96, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern edge of a turn-around at the end of Stone Lake Court, the joint front corner of Lots 35 and 36, and running thence with the curvature of said turn-around and continuing with Stone Lake Court, N. 2-30 W. 115 feet to an iron pin at the joint front corner of Lots 34 and 35; thence along the joint line of said lots, N. 87-28 E. 192.5 feet to an iron pin on the subdivision property line; thence along the subdivision property line, S. 4-58 E. 110 feet to an iron pin at the rear corner of Lot 36; thence along the line of that lot, S. 35-59 W. 196 feet to the beginning.

Being the same property conveyed to the mortgagor herein by deed of A. M. Stone, et al., etc., dated June, 1962, and recorded in the office of the R.M.C. for Greenville County on July 25, 1962 in Deed Book 703, at page 92.

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.