

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
APR 24 10 40 AM 1963STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE L. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joe A. Knight and Hildegard S. Knight

(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

Fifty Eight Hundred and No/100-----

DOLLARS (\$ 5800.00

), 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 **Forty-Nine****and No/100-----**

Dollars (\$ 49.00

) 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 Paris Mountain Township, being known and designated as a portion of the land conveyed to M.R. Poole by deed from Ida Ward, adjoining the premises of M. E. Poole and J. R. Forest, and others, and having the following metes and bounds, to-wit:

BEGINNING at a fence post and iron pin on corner of land now or formerly owned by J.R. Forest, and running thence N. 19 W. 1.62 chains to iron pin; thence S. 86½ W. 2.43 chains to iron pin; thence S. 5 E. 5.88 chains to iron pin on the Franklin Road; thence with said Franklin Road, S. 75 E. 1.80 chains to iron pin; thence N. 9 E. 4.35 chains to the beginning corner. RESERVING HOWEVER, a 12 foot strip or right-of-way for ingress and egress along the side of the above described lot next to the Harbin lot which is the east side of said lot. LESSHOWEVER, a ¾ acre tract which was conveyed to John K. and Nellie R. Gillespie by deed recorded in Book of Deeds 378 at Page 281, leaving the above described lot approximately .71 acres, more or less.

Being the same premises conveyed to the mortgagors by Nell Ellison by deed to be recorded.

Together with all and singular the rights, members, appurtenances, 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.