

MORTGAGE DEC 6 5 07 PM 1963

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

WILLIAM W. SMITH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ward S. Stone

(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 **Twenty-Five Thousand and No/100** - - - - - DOLLARS (\$ 25,000.00 ), 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 **Three Hundred and No/100** - - - - - Dollars (\$ 300.00 ) 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 the City of Greenville, on the southwest side of Laurens Road (U.S. Highway #276), containing 8.11 acres and having, according to a plat of the Property of Ward S. Stone, prepared by Dalton & Neves, Engineers, September 1959, recorded in Plat Book MM at Page 14, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Laurens Road at the corner of other property now or formerly belonging to Triangle Construction Company and running thence along the line of that property, S. 58-25 W. 726.5 feet to an iron pin; thence S. 7-20 W. 407.7 feet to an iron pin; thence N. 69-08 E. 413.6 feet to an iron pin and stone; thence along the line of property now or formerly of N. P. Niven, N. 70-02 E. 392.5 feet to an iron pin; thence along rear line of Lot 16 (as shown on the plat hereinafter mentioned), N. 29-49 W. 40 feet to an iron pin; thence along the side line of said Lot 16, N. 57-52 E. 182.7 feet to an iron pin on the southwest side of the Laurens Road; thence along the southwest side of Laurens Road, N. 29-40 W. 211.3 feet to an iron pin; thence continuing along the southwest side of Laurens Road, N. 31-23 W. 220 feet to an iron pin, the beginning corner; being the same conveyed to me by Effie B. Wright, individually and as executrix of the last will and testament of C. W. Wright, deceased, dated October 23, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 637 at Page 173."

The above described tract comprises Lots 11, 12, 13, 14 and 15 and portions of Lots 10 and 17 as shown on a plat of the Property of Elizabeth Beattie Smith prepared by Dalton & Neves, Engineers, in February 1927 and recorded in the R. M. C. Office for Greenville County in Plat Book H, at Page 99.

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.