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BOOK 987 PAGE 513

First Mortgage on Real Estate

MORTGAGE FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: BENJAMIN MASTERPOL

(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) in the sum of

----- One Thousand and No/100 ----- DOLLARS
(\$ 1000.00), with interest thereon at the rate of 6 1/2 per cent per annum as

evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 2 1/2 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, Greenville Township, near the City of Greenville, fronting on McCrary Street, and being the rear portion of Lots Nos. 261, 260 and 259, as shown on plat recorded in Plat Book A at Page 278, and also being shown as Lot No. 9, Section 12, Page 155 of the County Block Book, and being more particularly described by metes and bounds, as follows:

"BEGINNING at an iron pin on McCrary Street, 100 feet from the southwestern corner of Lot No. 261, 100 feet southwest from the intersection of Gridley Street and McCrary Street, and running thence in an easterly direction 50 feet to a stake; thence along the rear line of Lots Nos. 250, 251 and 252, 198 feet to a stake; thence in a westerly direction 50 feet to a stake; thence in a southerly direction 198 feet to the point of beginning."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 293 at Page 325.

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.