

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
DEC 15 1 50 PM '69  
MORTGAGE  
OLDFATHERS WORTH

BOOK 1144 PAGE 264

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Floree R. Cromer

(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 Six thousand and 00/100-----DOLLARS (\$ 6,000.00 ), with interest thereon at the rate ~~XX~~ ~~XXXXXX~~ 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 -7- 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, IN Ward 2, at the northwestern corner of Pettigru Street and Carolina Avenue, being shown and designated as Lot 6 on Block 10 on plat of Boyce Addition recorded in Plat Book A at page 179 and being more particularly described as follows:

BEGINNING at an iron pin at the northwestern corner of Pettigru Street and Carolina Avenue and running thence along Carolina Avenue, N 45 W 126.1 feet to pin on 10 foot alley; thence S 76-45 W along said alley for a distance of 76.8 feet to pin; thence with line of Lot 6, 126.1 feet to pin on Pettigru Street; thence N 76-45 E along Pettigru Street 76.8 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by deed to be recorded herewith.

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.