

FILED
GREENVILLE CO. S. C.

JUN 28 11 26 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1192 PAGE 374

First Mortgage on Real Estate

Main

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles H. Cely, Trustee (hereinafter referred to as Mortgagor) SEND(S) GREETING:
(same as C. H. Cely, Trustee)
and Mary S. Cely

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 ----- Forty Thousand and no/100----- DOLLARS (\$ 40,000.00---), with interest thereon at the rate of Seven and 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 Seven----- 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, and/or City of Greenville, more fully described as follows:

#66 Blake Street, also shown as Lot 30, Sec. 2, on plat of "Subdivision for Dunean Mills, Greenville, S.C." recorded in Plat Book S, pages 173-177, and having Block Book Reference No. 103-16-5.

#106 Tremont Avenue, also shown as Lot 15, Blk.C, Melrose Subdivision, on plat recorded in Plat Book A at page 157, and also shown as Block Book Ref. #107-6-4.

#31 Melville Avenue, also shown as Lot 9 on plat of Westervelt Subdivision recorded in Plat Book J at page 113, and also shown as Block Book Ref. #216-2-28.

#9 Duke Street, also shown as Lot 75, Section 3, on plat of "Subdivision for Dunean Mills, Greenville, S.C." recorded in Plat Book S, pages 173-177, and having Block Book Reference No. 108-3-13.

#17 Palmetto Street, also shown as Lot 75 on plat of West End Land Co. recorded in Plat Book A at page 153, and having Block Book Reference No. 94-2-8.

#55 Wallace Street, also shown as Lot 93, Section 1, on plat of "Subdivision for Dunean Mills, Greenville, S.C." recorded in Plat Book S at pages 173-177, and having Block Book Ref. No. 103-17-15.

#11 Wallace Street, also shown as Lot 91, Section 3, on plat of "Subdivision for Dunean Mills, Greenville, S.C." recorded in Plat Book S at pages 173-177, and having Block Book Ref. No. 108-4-15.

#60 Duke Street, also shown as Lot 80, on plat of "Subdivision for Dunean Mills, Greenville, S.C." recorded in Plat Book S at pages 173-177, and having Block Book Ref. No. 103-17-2.

This mortgage is made pursuant to powers conferred upon the Trustee - Mortgagor herein by deeds of record to the above entitled lots.

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.