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1404-955

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: CALEB MITCHELL

(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 SEVEN THOUSAND THREE HUNDRED AND no/100 ----- DOLLARS

(\$ 7,300.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is five (5) 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, City of Greenville, State of South Carolina on the Western side of Cook Avenue, being shown and designated as lot No. 11 on plat of property of Sumlar Hall, made by Pickell and Pickell, Engineers, May 1950, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Cook Avenue, at the joint front corner of lots 10 and 11, and running thence with line of lot 10, S. 89-30 W. 148 feet to an iron pin at rear corner of lot 2; thence with line of lot 2, S. 0-30 W. 60 feet to an iron pin at rear corner of lot 12; thence with line of lot 12, N. 89-30 E. 148 feet to iron pin on Cook Avenue; thence with the Western side of Cook Avenue, N. 0-30 E. 60 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of Sumlar Hall dated March 16, 1951, and recorded in the R.M.C. Office for Greenville County on March 16, 1951 in Deed Book 430 at page 501.

Mortgagor's Mailing Address: 212 Rebecca Street, Greenville, S.C.

Tax Map #: 201-1-40

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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.

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