

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Charlton E. Seawright,

(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 Nine Thousand and No/100-----

DOLLARS (\$9,000.00), with interest thereon from date at the rate of Five and One-Half ($5\frac{1}{2}\%$) per centum per annum, said principal and interest to be repaid as therein stated, 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:

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, on the Southern Side of Pettigru Street in the City of Greenville, being shown as Lot 5, Block 14, on Plat of Boyce's addition recorded in Plat Book A at Page 179, and being more particularly described as follows:

"BEGINNING at iron pin on South side of Pettigru Street, corner of Lots 4 and 5, and running thence S. 15-0 E. 196 feet to pin in line of Lot 12; thence N. 76-45 E. 66 feet 8 inches to iron pin; corner of Lot 6; thence with line of Lot 6, N. 15 W. 196 feet to pin on Pettigru Street; thence with south side of Pettigru Street 66 feet 8 inches to point of Beginning."

ALSO, all that other lot of land adjoining the above lot and to the rear thereof, and being more particularly described as follows:

BEGINNING at an iron pin at Southwest corner of Lot 11 as shown on plat recorded in Plat Book A at Page 179, and on C & W C Railway right-of-way, and running thence with said right-of-way in a Northeasterly direction 572 feet to W.C. Cleveland's line as shown on Plat recorded in Plat Book A at Page 383; thence with Cleveland's line, N. 12 E. 100 feet more or less to iron pin at joint rear corner of Lots 142 and 143 on same plat; thence along the rear line of Lots 143 and 144 (same plat) and lots 9, 8, 7, 6, 5 and 4 of Block 14 on plat recorded Book A at Page 179, 564 feet 11 inches to joint rear corner of lots 4 and 5; thence continuing with the rear line of lots 3, 2 and 1, S. 76-45 W. 205 feet to pin on East side of Boyce Ave.; thence with Eastern side of Boyce Ave., S. 15 E. 70 feet to pin at corner of Lot 7; thence with line of said lot, N. 76-45 E. 205 feet to pin; thence with rear line of lots 7, 9 & 11 (A-179) 168 feet 8 inches to point of beginning.

Being the same premises conveyed to S. W. Seawright by three separate deeds recorded in Volume 88 at Page 225, Volume 107, Page 276, and Volume 98, Page 278 and devised to Carl L. Seawright and Charlton E. Seawright by the Will of Lonanah Seawright, filed in Apartment 601 at File 50; conveyed to the mortgagor by deed of Carl L. Seawright recorded in Book of Deeds 440 at Page 222.

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.