

JUL 24 5 13 PM 1955

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE &
PICKENS }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, A. L. Martin,

(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

Thirteen Thousand and No/100
DOLLARS (\$ 13,000.00), with interest thereon from date at the rate of Six (6%)
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, in Greenville Township, on the Northern side of Highland Avenue, near the City of Greenville, being shown as Lots Nos. 12 and 13 of Block P on Plat of Riverside, recorded in Plat Book A, at Page 323, and described as follows:

"BEGINNING at a stake on the northern side of Highland Avenue, 150 feet East from Pickens Street, at corner of Lot 11 and running thence with the line of said lot, N. 10-15 E. 125 feet to a stake on an alley; thence with said alley, S. 79-45 E. 100 feet to a stake at corner of lot 14; thence with the line of said lot, S. 10-15 W. 125 feet to a stake on Highland Avenue; thence with the Northern Side of Highland Avenue, N. 79-45 W. 100 feet to the beginning corner."

Being the same property conveyed to the mortgagor by Rebecca Campbell by deed recorded in Book of Deeds 212 at Page 133.

ALSO, "All that piece, parcel or lot of land situate, lying, and being in Pickens County, State aforesaid and being more particularly described according to a survey and Plat by J. Mac Richardson dated June, 1950, as follows:

"BEGINNING at an iron pin on the Northwestern side of Public Road corner of property now or formerly owned by Edward H. Hembree and running thence with line of said property N. 32-29 W. 271.8 feet to point on Saluda River; thence along a traverse of the High Water Mark of said river the following courses and distances: S. 45-02 W. 167 feet; S. 30-42 W. 58 feet; S. 42.03 W. 69.8 feet; S. 40-31 W. 105.2 feet to an iron pin corner of land now and formerly Lunsford; thence with line of said property S. 33-27 E. 298.6 feet to an iron pin in the Northwestern Side of said Public Road; thence with said road N. 46-39 E. 205 feet; thence continuing with said road N. 31-21 E. 200 feet to the point of beginning.

Being a portion of the premises conveyed to the mortgagor by B. C. Fletcher by deed recorded in Book 6-H of Deeds, Page 81.

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.