

SEP 13 11 40 AM '50

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Herbert O. Dillard, Jr. and Ruby Dillard

(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 Three Thousand and No/100- - - - -

DOLLARS (\$3000.00), 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 Gantt Township, on the Southeastern side of Main Street, in Conestee Mill Village, being a part of an unnumbered lot shown on plat of Conestee made by R. E. Dalton, recorded in Plat Book K at Page 276, and also shown as lot 161 of a Map of lots Nos. 155 through 169 of Conestee, according to a plat prepared by J. C. Hill, October 7, 1950, and having according to the latter plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeastern side of Main Street, at the corner of property belonging to the Presbyterian Church and running thence along the line of that property, S. 2-43 W. 212.8 feet to iron pin; thence along the line of the Zimmerman property, S. 64-29 E. 34.6 feet to rear corner of lot 162 of the Hill plat thence along the rear line of lot 162 and 163 of the Hill plat, N. 46-05 E. 183.6 feet to iron pin, at corner of lot 163 and 164; thence along line of lot 160, N. 42-44 W. 177.6 feet to iron pin on the Southeast side of Main Street; thence along Southeastern side of Main Street, S. 47-16 W. 43.3 feet to the beginning corner."

Being the same premises conveyed to the mortgagors by deed recorded in Volume 482 at Page 176.

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.