

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY COME, We, Ellison S. McKissick and Jean R. McKissick, Trustees, do hereby certify that the undersigned, H. Harmon, Jr., Attorney at Law, is the duly authorized agent of the Mortgagor, and is authorized to execute and deliver these presents as Mortgagee. WITNESSED my hand and seal this 12th day of March, 1954.

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 Eleven Thousand Five Hundred and No/100

DOLLARS (\$11,500.00), with interest thereon from date at the rate of Five (5%) 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, being known and designated as lot No. 63, Block 3, of Sheet 164, as shown on the County Block Book, and being more particularly described according to various deeds and plats as follows:

"BEGINNING at an iron pin in the Northern side of Clarendon Avenue, at the corner of property now or formerly owned by Thackston, and running thence with Clarendon Avenue, S. 64-10 W. 297 feet to iron pin (erroneously setforth in the deed to the mortgagors as 279 feet); thence continuing with Clarendon Avenue, S. 46-10 W. 155 feet to iron pin, corner of lot conveyed by the mortgagors to Phillips; thence with Phillips line, N. 43-50 W. 258.8 feet to iron pin at a concrete wall; thence S. 46-20 W. 13 feet to an "x" on said wall; thence N. 43-50 W. 65.7 feet to iron pin; thence N. 59-04 W. 226.5 feet to an iron pin; thence S. 57-52 W. 50.7 feet to iron pin; thence N. 43-28 W. 28 feet to iron pin; thence N. 46-32 E. 27.5 feet to an iron pin; thence N. 39-11 E. 820.5 feet to iron pin; thence S. 63-30 E. 195 feet, more or less, to iron pin; thence N. 54-49 E. 46 feet to iron pin; thence S. 39-30 E. 110.5 feet to iron pin; thence S. 31-0 W. 346 feet to iron pin; thence S. 35-30 E. 360 feet to the point of beginning."

Being a portion of the premises conveyed to the mortgagors by Ellison S. McKissick and Jean R. McKissick as Trustees under the Last Will and Testament of Margaret S. McKissick. It is the intention of mortgagors to include in this mortgage all of the premises conveyed to the said Margaret S. McKissick by deeds recorded in Volume 54 at Page 178, Volume 116, Page 225, and Volume 202 at Page 320, LESS HOWEVER, the lot previously conveyed to Phillips by deed recorded in Volume 464 at Page 19.

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.

RECORDED AND INDEXED BY RECORDS SECTION OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, THIS 12th DAY OF MARCH, 1954.