

BOOK 587 PAGE 162

FILED
GREENVILLE CO. S. C.

FEB 18 12 41 PM 1954

First Mortgage on Real Estate

MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Ted E. Eckford and Bertie C. Eckford

(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 Six Thousand and No/100- - - - -

DOLLARS (\$ 6000.00), 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, on the Southwest side of Buncombe Street, in the City of Greenville, being shown as lot No. 3, Section 3, Page 14 of the City Block Book, and described as follows:

"BEGINNING at an iron pin on the Southwest side of Buncombe Street, corner of lot now or formerly owned by Gulf Refining Company, and running thence with line of the lot of Gulf Refining Company, S. 55-35 W. 46.5 feet to iron pin; thence continuing with line of Gulf Refining Company, N. 68-37 W. 35.2 feet to pin on Butler Avenue; thence with the Eastern side of Butler Avenue, S. 21-23 W. 71.1 feet to iron pin; thence S. 64-27 E. 53 feet to iron pin; thence N. 8-10 E. 46 feet to iron pin; thence N. 55-35 E. 50.9 feet to iron pin on Buncombe Street; thence with the Southwestern side of Buncombe Street, N. 33-0 W. 21 feet to the point of beginning."

Said premises being the same conveyed to the mortgagors by deed recorded in Volume 264 at Page 237, less however, the strip of land with a depth of 26.3 feet across the front of said lot deeded to the City of Greenville to widen Buncombe Street by deed recorded in Volume 389 at Page 77.

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.