

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

JUN 11 4 48 PM 1958

OLLIE FARMER WORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles P. Caldwell, Mary B. Caldwell, Lila C. Sloan, Thelma Caldwell,
Vivian C. Williamson, and William E. Caldwell, Jr.
(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 Thirty-five Hundred and No/100 -----

DOLLARS (\$ 3500.00), 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, containing 10.50 acres and having according to a survey made by C. O. Riddle, in June, 1957, the following metes and bounds, to-wit:

BEGINNING at a stake in the center of Saluda Dam Road at the corner of the property of J. O. Cauble Estate and running thence with Saluda Dam Road S.49-09 W. 654.8 feet to pin; thence S. 71-0 W. 650 feet to point; thence S. 37-08 W. 294 feet to pin on right-of-way of Southern Railway; thence with the northern side of said right-of-way N. 88-10 E. 1117 feet to an iron pin; thence N. 11-30 E. 857 feet to the point of beginning.

LESS, HOWEVER, the one acre of land conveyed to Catherine C. Smith by deeds recorded in Deed Book 432, Page 217, and Deed Book 459, Page 349, and also a strip of land 75 feet in width now occupied by the new S. C. Highway as shown on the above mentioned plat.

Being the same premises conveyed to the mortgagee by deed of Sybil C. Barnett to be recorded.

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.