

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

FEB 27 12 00 PM 1957

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CELY BROTHERS LUMBER CO., INC.

(hereinafter referred to as Mortgagor)

SEND(S) GREETING:

GREENVILLE CO. S. C.

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 **Fifteen Thousand and No/100** - - - - -

DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of **five and one-half (5½%)** 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 Chick Springs Township, on the southwestern intersection of Windover Drive and Rockmont Road, near the City of Greenville, being shown as Lot No. 180 on plat of Section 3 of Lake Forest, prepared by Piedmont Engineering Service, dated August 1954, recorded in Plat Book GG at Page 77, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on the western side of Rockmont Road front corner of Lot 181 and running thence with line of said lot S. 76-46 W. 199.2 feet to an iron pin rear corner of Lot 179; thence with the line of said lot N. 17-48 W. 160 feet to an iron pin in the southern side of Windover Drive; thence with the curve of south side of said Drive, the chord of which is N. 75-16 E. 125 feet to a point; thence continuing with the south side of said drive N. 81-49 E. 65.7 feet to a point, near the intersection of said drive with Rockmont Road; thence with the curve of said intersection, the chord of which is S. 50-14 E. 36.5 feet to a point on the western side of Rockmont Road; thence with the western side of said road S. 12-06 E. 130 feet to an iron pin, the point of beginning."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 559 at Page 92.

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.