

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
JUN 19 9 43 AM 1957
OLLIE F. WORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES A. WELBORN

(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 **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, Gantt Township, being shown as the southern portion of Lot No. 7 on plat recorded in Plat Book D at Page 213 and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the western side of National Highway leading from Greenville to Piedmont at the joint front corner of Lots 7 and 8 and running thence along the line of Lot 8 N. 88 W. 682 feet to an iron pin on right-of-way of C. & W. C. Railway Company; thence with said right-of-way 65 feet more or less to pin; thence in a line parallel to the first mentioned line S. 88 E. and 60 feet distant therefrom 640 feet more or less to pin on National Highway; thence with the western side of said highway 60 feet to the point of beginning.

Being the southern portion of the lot conveyed to the mortgagor by deed recorded in Deed Book 263 at Page 367.

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.