

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 717 PAGE 531

MORTGAGE

JUL 1 8 26 AM 1957

OLLIE FARRINGTON
R.M.S.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John Holland Sheppard

(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

Twenty-Two Hundred and No/100- - - - -
DOLLARS (\$ 2200.00), 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, lying on the Northeastern side of Edgemont Avenue Extension near the City of Greenville, being shown as the major portion of Tract No. 7 according to a plat of the property of J. B. Banks prepared by C.C. Jones dated December 1956, recorded in Plat Book LL at Page 151, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on the Northeastern side of Edgemont Avenue Extension at the joint front corner of lots # 6 and 7, and running thence with the line of said lots, N. 52-34 E. 583.7 feet to an iron pin; thence with the rear line of said lot # 7, S. 33-25 E. 32.5 feet to an iron pin; thence continuing S. 33-25 E. 8 feet to a point in the rear line of lot # 7; thence through lot # 7, in a Southwesterly direction 570 feet, more or less, to a point on the Northeastern side of Edgemont Avenue Extension, which point is 186 feet Southeast along the Northeastern side of Edgemont Avenue Extension from the front corner of lots # 6 and 7, and running thence with the Northeastern side of said Avenue, N. 55-22 W. 37 feet to an iron pin; thence continuing with said Avenue, N. 50-35 W. 75 feet to an iron pin; thence continuing with said Avenue, N. 37-46 W. 74 feet to the beginning corner."

This being a portion of the property which was conveyed to the mortgagor, etal by deed of J. B. Banks recorded in Deed Book 567 at Page 366, the mortgagor having thereafter acquired title to the above property by deed s recorded in Deed Book 569 at Page 33 and Deed Book 569 at Page 34.

ALSO, all that other strip of land conveyed to the mortgagor by deed recorded in Volume 578 at Page 369, reference to said deed being made for a more accurate description, LESS HOWEVER, the narrow strip of land conveyed by the mortgagor to F. L. Dover and Alice Pauline Dover by deed recorded in Volume 578 at Page 388.

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.