

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 16 11 27 AM 1958

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURTS

M. G. Proffitt

(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 THOUSAND AND NO/100-----
DOLLARS (\$ 20,000.00-----), 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 Southeastern side of Fernwood Lane in the City of Greenville, being shown as Lot 20 and the North-eastern portion of Lot 19 and a triangular strip lying to the rear of said property on a plat of Cleveland Forest, prepared by Dalton & Neves, dated May, 1940 and recorded in Plat Book M at pages 56-57, and according to said plat, having the following metes and bounds:

BEGINNING at an iron on the Southeastern side of Fernwood Lane at the joint front corner of lots 20 and 21 and running thence with the line of said lots, S. 25-16 E. 135.3 feet to an iron pin at the rear corner of said lots; thence continuing S. 25-16 E. 52.5 feet to an iron pin; thence S. 64- 55 W. 86 feet to an iron pin, corner of other property of the mortgagor; thence with the line of said property, N. 25-16 W. 52.4 feet, more or less, to an iron pin in the rear line of lot 19; thence through said lot, N. 25-16 W. 140.6 feet, more or less, to an iron pin on the Southeastern side of Fernwood Lane; thence with the Southeastern side of said Lane, N. 68-04 E. 86.2 feet to the Beginning corner.

This being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 570 at page 45.

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.

10 September 58
Bonnie McCarroll
Mortgagee
Union Party
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312 + ... 6507