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First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

DEC 18 9 40 AM 1958

MORTGAGE

OLLIE FARRINGTON
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Perry D. Lupo and Kathryn M. Lupo (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 SEVENTEEN THOUSAND AND NO/100

DOLLARS (\$ 17,000.00), 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, in the City of Greenville, being known and designated as Lot No. 117 of an addition to Section 1 of Stone Lake Heights, as shown on Plat recorded in Plat Book "W" at page 86, and having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Lotus Court, front corner of Lots 116 and 117, and running thence with line of said lots, S. 26-26 E. 158.7 feet to a stake in the center of the creek; thence up and with the meanders of the center line of said creek, 115.2 feet to a stake, joint rear corner of Lots 117 and 118, a traverse line being N. 80-12 E.; thence N. 24-59 W. 188.9 feet to an iron pin on Lotus Court; thence with said Court, S. 65-01 W. 115 feet to the Beginning.

Being the same property conveyed to Mortgagors by deed of J. W. Cannon, Inc. of even date, to be recorded herewith.

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.