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BOOK 773 PAGE 217

OLLIE F. WORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. J. PICKLESIMER and

ELIA PICKLESIMER (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 Eight Thousand and No/100----- DOLLARS (\$ 8,000.00), 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, situate on the South side of Palmetto Avenue, near the City of Greenville, being shown as Lots 28, 29, 30 on plat of G. J. Douglas Estate, made by C. M. Furman, Engineer, April 1923, recorded in the RMC Office for Greenville County, S. C., in Plat Book "F", at pages 126 and 127 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Palmetto Avenue and Worth Street and running thence along the South side of Palmetto Avenue, S. 79-10 E. 210 feet to an iron pin; thence with the line of Lot 27, S. 10-50 W. 141.3 feet to an iron pin; thence N. 79-10 W. 210 feet to an iron pin on the East side of Worth Street; thence along the East side of Worth Street, N. 10-50 E. 141.3 feet to the beginning corner.

Lot No. 28 referred to above was conveyed to the mortgagors herein by deed of Claude Hale, dated July 17, 1939, recorded in the RMC Office for Greenville County, S. C., in Deed Book 212, at page 187, and lots 29 and 30 referred to above were conveyed to the mortgagor, T. J. Picklesimer, by deed of O. P. Earle as conservator of the Mechanics Building and Loan Association of Greenville, S. C., dated February 12, 1940, recorded in the RMC Office for Greenville County, S. C., in Deed Book 218, at page 237.

Also all that certain piece, parcel or lot of land situate, lying and being at the Northwest corner of the intersection of Woodside Avenue (sometimes called Smyth Street or Brandon Road) and Montana Avenue (formerly called Summit Street), near the City of Greenville, in Greenville County, South Carolina, being shown as the front portion of Lot 78, on Plat of Subdivision known as Morgan Hill Addition, recorded in the RMC Office for Greenville County, S. C., in Plat Book "A", at page 70, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of Woodside Avenue and Montana Avenue, and running thence with the west side of Woodside Avenue, N. 13-45 E. 57 feet to an iron pin at the corner of a lot now or formerly owned by Mrs. Garen shown as Lot 79 on plat above mentioned; thence with the line of Lot 79, N. 88-21 W. 111.6 feet to an iron pin at the corner of a fence; thence along said fence, S. 2-27 W. 55.8 feet to an iron pin on the North side of Montana Avenue; thence along the North side of Montana Avenue, S. 88-25 E. 100.4 feet to the beginning corner.

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.

For Agreement for Re-advance - Extension see O. & M. Book 800 Page 567