

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
BOOK 934 PAGE 577
SEP 17 4 13 PM 1963
OLLIE E. FAY, CLERK
R. V. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROY E. SCHEIBNER AND EMMA A. SCHEIBNER

(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 **Fifteen Thousand and No/100---**

DOLLARS (\$5,000.00), with interest thereon from date at the rate of **Six (6%)** per centum per annum, said principal and interest to be repaid in monthly instalments of **One Hundred** ²⁰⁰ **Eighty--- and No/100** Dollars (\$108.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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 at the southeastern corner of Isaac Lane and Chipwood Lane, in Butler Township, being shown and designated as lot 36 on plat of "Green Hills", recorded in Plat Book HH at Page 189, and described as follows:

BEGINNING at an iron pin on the southern side of Chipwood Lane, at joint front corner of lots 36 and 37, and running thence with the line of lot 37, S. 47-33 E. 110 feet to pin in line of lot 35; thence with line of lot 35, S. 43-28 W. 113.2 feet to pin on Isaac Lane; thence with the eastern side of Isaac Lane, N. 53-38 W. 85 feet to pin; thence with the curve of the intersection of Isaac Lane and Chipwood Lane, the chord of which is N. 7-41 W. 33.2 feet to pin on Chipwood Lane; thence with the southeastern side of Chipwood Lane N. 43-06 E. 100 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed recorded in Book of Deeds 669 at Page 546.

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.