

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. ALVIN GILREATH

(hereinafter referred to as Mortgagor)

FILED
GREENVILLE CO. S. C.
JUN 11 1 59 PM 1965
OLLIE J. BURGTH
R. M. G.
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) in the sum of ---Seventeen Thousand Five Hundred and No/100--- DOLLARS (\$17,500.00), with interest thereon at the rate of Six per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 15years years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 northeastern corner of the intersection of WADDELL ROAD and LEYSWOOD DRIVE, being shown as lot No. 40 on a plat of SECTION III of WADE HAMPTON GARDENS, recorded in the RMC office for Greenville County in Plat Book YY at Page 179, and described as follows:

"BEGINNING at an iron pin on the eastern side of WADDELL ROAD at the joint front corner of lots Nos. 40 and 41, and running thence with the line of lot No. 41, S. 84-34 E. 160 feet to pin in rear line of lot No. 64; thence with the line of lots Nos. 64 and 65, S. 9-52 W. 156.1 feet to pin on LEYSWOOD DRIVE; thence with the northern side of LEYSWOOD DRIVE, N. 73-49 W. 85 feet to pin; thence N. 84-22 W. 39.4 feet to pin; thence with the curve of the intersection of LEYSWOOD DRIVE and WADDELL ROAD, the chord of which is N. 39-28 W. 35.5 feet to pin on WADDELL ROAD; thence with the eastern side of WADDELL ROAD, N. 5-26 E. 114.5 feet to the point of beginning."

Being the same property conveyed to the mortgagor by deed to be recorded.

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.

See Extension Agreement See R. & M. Book 115 Page 129