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BOOK 1114 PAGE 472

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Leon Davis**

(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) in the sum of - - - - - EIGHT THOUSAND AND NO/100THS - - - - - DOLLARS (\$8,000.00) with interest thereon at the rate of 6-3/4% 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 fifteen 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, in the City of Greenville, being known and designated as the greater portion of Lot 61, Block D on plat of Augusta Court, recorded in Plat Book F at page 124, and having according to a more recent survey by R. W. Dalton, dated May 1955, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Augusta Court at the joint front corner of Lots 60 and 61 of Block D, and running thence with Augusta Court, S. 55-30 W. 57.4 feet to an iron pin; thence continuing with said Augusta Court, the chord of which is S. 21-05 W. 91.5 feet to an iron pin; thence continuing with the curve of said Court, S. 19-22 E. 44.6 feet to an iron pin; thence with the new line through Lot 61, N. 52-54 E. 151.9 feet to an iron pin, joint rear corner of Lots 61 and 62 of Block D; thence N. 39-18 W. 88 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed recorded in Deed Book 746 at page 94.

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.