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OLLIE FARNSWORTH  
R. M. C.

BOOK 1144 PAGE 424

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas N. Patrick, Jr.

and Ada A. Spain

(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 Ten Thousand eight (8%) percent for 90 months, then seven and three quarter (7 3/4%) for 90 months (\$ 10,000.00 ), with interest thereon at the rate of 6 DOLLARS 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 15 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, BEGINNING at a point on the south side of Prentiss Avenue, corner of Lot No. 6 and running thence with Prentiss Avenue N. 45-27 E. 63 feet to an iron pin, corner of Lot No. 8; thence turning and running with the line of Lot No. 8 S. 44-33 E. 180 feet to an iron pin at the corner of Lot No. 8; thence turning and running S. 45-27 W. 63 feet to an iron pin at the corner of Lot No. 6; thence turning and running with the joint line of Lot No. 7 and Lot No. 6 N. 44-33 W. 180 feet to the point of beginning.

Also all the right, title and interest of the Grantor in and to an alley 10 feet wide and approximately 120 feet long, being 5 feet from each lot which runs along the property lines of Lots 6 and 7. Said alleyway being for the mutual benefit of said Lots, and the agreements creating said alleyway will be found in Deed Book 61 at page 260 and at page 521.

This being the same property conveyed to C. R. MacDonald by deed of Walter W. Goldsmith dated 12 September 1921 and recorded in Deed Book 62 at page 259. Said property being part of the estate of Charles Roy MacDonald whose Will is probated in Apartment 793, File 21 in the Office of the Probate Judge for Greenville County, South Carolina. South Carolina National Bank is named as Trustee of this property under said Will.

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.