

First Mortgage on Real Estate

MORTGAGE

FILED  
GREENVILLE CO. S. C.  
DEC 11 1965  
OLIVER T. ...  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF ~~GREENVILLE~~ }  
SPARTANBURG }  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

McElrath & Tucker, Inc. (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

Twenty-five Thousand Eight Hundred and no/100-----DOLLARS (\$25,800.00), with interest thereon at the rate ~~of~~ ~~XXXXXX~~ 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 20 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~~ Spartanburg, situate on the northern side of Westover Drive being shown as lot no. 47 on plat of Woodland Forest dated February 12, 1965, prepared by John A. Simmons in Plat Book 56 at page 647 in the R.M.C. Office for Spartanburg County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Westover Drive at the joint front corner of lot 47 and lot 48 and running thence with the line of lot 48 N. 8-18 E. 160 feet to an iron pin in the line of lot 102; thence with lot 102 and lot 91 N. 81-42 W. 120 feet to an iron pin at the joint rear corner of lot 46 and lot 47; thence with lot 46 S. 8-18 W. 160 feet to an iron pin on Westover Drive; thence with said Drive S. 81-42 E. 120 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 32-L at page 619 in the R.M.C. Office for Spartanburg County.

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.