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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James R. & Jean I. McQueen (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 Thirty-Eight Thousand and 00/100-----(\$38,000.00) DOLLARS

(\$ 38,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty 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 Greenville Township within the corporate limits of the city of Greenville, being known and designated as the major part of lot No. 39 and the western part of Lot 40 of the Estate of D. W. Cochran and property of Minnie P. Cochran according to a plat thereof prepared by Dalton and Neves Engineers July 1937 in Plat Book I at pages 92 and 93.

BEGINNING at an iron pin on the southwestern corner of the intersection of Westminister Drive, formerly known as Augusta Drive, East Oakview Drive, shown on the aforesaid plat as an unnamed street; thence along the southwestern side of said Westminister Drive S. 56-22 E. 68.4 feet to an iron pin at the joint front corner of Lots 39 and 40; thence continuing still with the southwestern side of said Westminister Drive S. 50-44E. 30.7 feet to an iron pin at the corner of property formerly belonging to Clarence E. Cox; thence continuing along the line of property formerly belonging to Clarence E. Cox through Lot 40 S. 29-34 W. 158.7 feet to an iron pin; thence N. 52-04 West 76.3 feet to an iron pin on said Oakview Drive; thence with eastern side of Oakview Drive N. 21-56 E. 159.1 feet to point of BEGINNING.

This being the same property acquired by mortgagor by deed of William E. Crooks recorded on June 23, 1960 in Deed Book 653 at page 123.

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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.

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