

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
AUG 10 2 01 PM '57  
MORTGAGE  
K.H.C.

BOOK 1406 PAGE 642

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MELVIN VERNON AUSTIN

(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 AND NO/100-----DOLLARS

(\$ 10,000.00 ), 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 12 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, and being known and designated as Lot No. 46 on plat of property of Paramount Park, recorded in the Office of the RMC for Greenville County in Plat Book W at Page 57, and being more particularly shown on plat of property of Perry W. Hadden, dated April 22, 1954, prepared by R. K. Campbell, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Crosby Circle at the joint front corner of Lots 46 and 47, said point being 475 feet in a Northeasterly direction from Lombard Lane, and running thence along the joint line of Lots 46 and 47, N. 43-15 W., 150 feet to a point in the center of a ten-foot utility easement at the joint rear corner of Lots 23, 22, 46 and 47; thence turning and running along the center of said utility easement, being the joint line of Lots 23 and 46, N. 46-45 E., 70 feet to a point, joint rear corner of Lots 23, 24, 45 and 46; thence turning and running along the joint line of Lots 45 and 46, S. 43-15 E., 150 feet to a point on the Northwest side of Crosby Circle; thence turning and running along the Northwest side of Crosby Circle, S. 46-45 W., 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Perry W. Hadden recorded in the RMC Office for Greenville County in Deed Book 582 at Page 273 dated August 14, 1957.

SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 04.00  
PB. 11218

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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