

DS 7.16

BOOK 1425 PAGE 84



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Sammy I. Hambright and Donnie G. Hambright

(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 Seventeen thousand eight hundred twenty three dollars and 36/100-----DOLLARS

(\$ 17,823.36), 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 _____ 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,

All that piece parcel or lot of land situate, lying and being on the southern side of Perry Avenue, in Ward Five, in the city of Greenville, county of Greenville, State of South Carolina having the following metes and bounts, to-wit:

BEGINNING at an iron pin on the southern side of Perry Avenue 75 feet from the interesection of Perry Avenue and Calhoun Street and running thence S 18-45 W 191 feet to an iron pin on a 20 foot alley; thence along said alley, N 71 -15 W 75 feet to an iron pin; thence N 18-45 feet to an iron pin on Perry Avenue; thence along Perry Avenue S 71-15 E 75 feet to the beginning corner. This is the same Property conveyed to the grantor by deed recorded in Deed Book 777 at page 319.

As part of the consideration for the above described lot the grantee agrees to assume that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$4,000.00 recorded in Mortgage Book at page 433.

Also: All that piece, parcel or lot of land situate in the City of Greenville, County and State aforesaid, on the southern side of Perry Avenue commencing at an iron pin on the southern side of Perry Avenue 191 feet east of Leach Street on the eastern corner of lot now or formerly owned by Lula J. Major and running thence S 18 3/4 W 191 feet along said line to an iron pin on a 20 foot alley; thence S 71 1/4 E 60 feet along said alley to an iron pin on Perry Avenue; thence N 71 1/4 W along Perry Avenue 60 feet to the beginning corner.

The above described lot is the same conveyed to grantor by deed recorded in Deed Book 777 at page 361.

The above properties is the same as received by title of Ressie D. Hambright by deed dated 4-21-71 recorded 4-22-71 in volume 913 at page 339.

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 by



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