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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1434 PAGE 143

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Samuel C. Cely

(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 Fourteen Thousand and No/100ths-----DOLLARS

(\$ 14,000.00), 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 EIGHT 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, City of Greenville, on the eastern side of Sullivan Alley and having, according to a plat prepared by Piedmont Engineering Service, January 6, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sullivan Alley and running thence S. 80-04 E. 89.6 feet to an iron pin on the western side of Trotter Street; thence along the western side of Trotter Street N. 10-01 E. 142 feet to an iron pin at the corner of property now or formerly of W. L. Smith; thence along the property now or formerly of W. L. Smith N. 80-04 W. 70 feet to an iron pin; thence N. 7-10 E. 35.1 feet to an iron pin; thence N. 78-30 W. 29.7 feet to an iron pin located at a point in the eastern line of Sullivan Alley if extended; thence along said line if extended, and the eastern side of Sullivan Alley S. 6-13 W. 178.3 feet to the beginning corner.

Together with all rights-of-way for ingress and egress which the Mortgagor may have across the southeast corner of the lot now or formerly of W. L. Smith, which lies north of the property herein conveyed.

This is the same property conveyed to W. R. Crossfield (same as William R. Crossfield) by deed of H. C. Harper recorded on July 9, 1951 in Deed Book 437 at page 527 in the RMC Office for Greenville County. The said W. R. Crossfield died testate as a resident of Anderson County on January 11, 1978 and his Will has been duly filed and probated as will appear according to File No. 29377 which has been filed in the Office of the Probate Court for Anderson County. The subject deed is being executed by the grantor herein as executor pursuant to Power of Sale granted by the Will of the said W. R. Crossfield.

RECORDED
JUN 27 1976

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
05.60

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.

RECORDED

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