

FILED
GREENVILLE CO. S. C.

MAY 25 3 25 PM 1953

First Mortgage on Real Estate

MORTGAGE FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. Jack Foster

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirteen Thousand and No/100 - - - -

DOLLARS (\$13,000.00), with interest thereon from date at the rate of Five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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, on the Western side of, and known as #843 Buncombe Street, in the City of Greenville, being shown and delineated as lot No. 4-A, Block 1, Page 21 of the City Block Book, and having the following metes and bounds, to-wit:

"BEGINNING at a point on the Western side of Buncombe Street, corner of lot 3, and running thence with the line of said lot in a Southwesterly direction 150 feet to corner of the Griffin lot; thence with the line of said lot in a Northwesterly direction 52 feet to a point in line of lot No. 4-B; thence with the line of said lot in a North-easterly direction 150 feet to Buncombe Street; thence with the Western side of Buncombe Street in a Southeasterly direction 52 feet to the beginning corner. LESS HOWEVER, a strip of approximately 12 feet conveyed to the City of Greenville from the front of this lot for widening of Buncombe Street by deed recorded in Volume 236 at Page 117. Being the same property conveyed to the mortgagor by Beed recorded in Book of Deeds 401 at Page 514."

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.