

First Mortgage on Real Estate

NOV 9 2 27 PM 1953

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mitchell Printing Co.

(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 **Fifteen Thousand and No/100-** - - - - -

DOLLARS (\$ 15,000.00), 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 Northwest side of Duncan Street, in the City of Greenville, having the following metes and bounds, according to a plat of the property of Mitchell Printing Co. prepared by Dalton & Neves, in October 1953, as follows:

"BEGINNING at an iron pin on the northwest side of Duncan Street, which pin is 75 feet from the intersection of Hampton Avenue and Duncan Street, and running thence in a Northwesterly direction 112.7 feet to iron pin; thence in a Northeasterly direction 46 feet to iron pin at rear corner of lot now owned by Lucille C. Mitchell and J. L. Parker; thence with the line of said lot, in a Southeasterly direction 112.4 feet to iron pin on Duncan Street; thence with the Northwestern side of Duncan Street, in a Southeasterly direction 46 feet to an iron pin, the point of beginning. Said premises being the identical property conveyed to the mortgagor by Sam F. Floyd by deed recorded in Volume 482 at Page 263."

This mortgage is executed pursuant to authority of a resolution adopted by the Board of Directors at a meeting held the ___ day of November, 1953.

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.