

FILED  
GREENVILLE CO. S. C.

BOOK 689 PAGE 537

First Mortgage on Real Estate

MORTGAGE

AUG 31 3 44 PM 1956

OLLIE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. D. Leppard and Ruby H. Leppard (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 & one-half (5½%) 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, lying on the southern side of E. North Street Extension in Butler Township, within the corporate limits of the City of Greenville, S. C., and being known and designated as Lot 7 on a plat of College Heights by Dalton & Neves, August 1946, recorded in Plat Book P at Page 75, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin at the southeastern intersection of E. North Street Extension and Griffin Drive and running thence with said Griffin Drive S. 33-10 E. 200 feet to an iron pin at front corner of Lot 38; thence with the line of said lot N. 56-50 E. 75 feet to an iron pin rear corner of Lot 8; thence with the line of said lot N. 33-10 W. 200 feet to an iron pin on the southern side of E. North Street Extension; thence with the southern side of said street S. 56-50 W. 75 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed of Olga H. Howard recorded in Deed Book 549 at Page 248.

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.