

RECORDED
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BOOK 787 PAGE 07

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DORIS S. McCLELLAN

(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 ELEVEN THOUSAND AND No/100

DOLLARS (\$11,000.00), with interest thereon from date at the rate of Five & One-Half 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, known and designated as lot # 95, of the North Hills Subdivision on plat of property of the Title Guaranty & Trust Company, recorded in Plat Book H at Page 138, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the West side of McDonald Street 530 feet from the intersection of Gallivan Avenue and McDonald Street, and running thence N. 23-32 E. 70 feet to an iron pin; thence N. 66-28 W. 180 feet to an iron pin; thence S. 23-32 W. 70 feet to an iron pin; thence S. 66-28 E. 180 feet to the beginning corner.

ALSO, All that other lot of land lying and being north of Gallivan Avenue, West of McDonald Street, on the Eastern side of an unnamed Street, in the City of Greenville, being known and designated as Part of lot # 110-A as shown on a plat of North Hills made by R.E. Dalton, Eng., in April 1925, recorded in the RMC office for Greenville County in Plat Book H at Page 138, and having the following metes and bounds, to-wit:

BEGINNING at a stake 180 feet West from McDonald Street, at the joint rear corner of lots # 95 and 96, and running thence S. 23-32 W. 70 feet to a stake at the joint rear corner of lots # 95 and 94; thence N. 66-28 W. 50 feet, more or less, to a point on the Eastern side of an unnamed Street; thence N. 12-37 E. with the Eastern side of said unnamed Street; thence S. 66-28 E. 63 feet, more or less, to the point of beginning.

Being the same premises conveyed to the mortgagor by E. Inman, Master by deed recorded in Book of Deeds 487 at Page 32.

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.

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