

First Mortgage on Real Estate

MORTGAGE FILED
 GREENVILLE CO. S. C.
 MAR 11 4 55 PM '70
 OLLIE FARNSWORTH
 R. M. C.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

Willie L. Thomas and
 Mary S. Thomas (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 Four Thousand Two Hundred and no/100-----DOLLARS (\$4,200.00), with interest thereon at the rate of eight per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 6 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, on the western side of Boling Circle, near the City of Greenville, being shown as lots #84 and 85, on a plat of the property of Charlotte A. Tripp, Brewertown, dated June 1920, recorded in Plat Book E at Page 254, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the western side of Boling Circle, at the joint front corner of lots #83 and 84, and running thence with the line of said lots, in a southwesterly direction 172 feet to an iron pin in the line of school house property; thence with line of said property and the rear line of lots 84 and 85, in the southeasterly direction 56 feet to an iron pin, joint rear corner of lots 85 and 86; thence with the line of said lots in a northeasterly direction 152 feet to an iron pin on the western side of Boling Circle; thence with the western side of said Circle, in a northerly direction 50 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deeds recorded in Deed Book 612 at page 39 and Deed Book 612 at page 40.

ALSO: All those certain pieces, parcels or lots of land situate on the eastern side of Boling Circle in the County of Greenville, State of South Carolina being shown as lots 153, 154, 155, and 156 on a plat of the property of Charlotte A. Tripp, Brewertown, dated July 1920, prepared by Fitzpatrick-Terry Company, Engineers, in Plat Book E at page 254 in the R.M.C. Office for Greenville County, further reference being craved to said plat for a more complete metes and bounds description.

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This is the same property conveyed to the mortgagors by deed of Berry Mitchell to be recorded herewith.

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.