

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, W. H. VON HOLLEN,

(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 TWENTY-SEVEN THOUSAND AND NO/100-----DOLLARS

(\$ 27,000.00) as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is ten (10) 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, in the City of Greenville, on the Northwest corner of River and Rhett Streets, and more particularly described as Lot #9 on plat of the lands bought by Mountain City Land and Improvement Company from Alex McBee, Sr., said map being recorded in the Office of the RMC for Greenville County in Vol. ZZ, page 482, and having the following metes and bounds:

BEGINNING at a point on the Northwest corner of Rhett and River Streets; thence with Rhett Street N. 71-15 E. 160 feet to a stake; thence N. 2-20 E. 44 feet in line of Lot #10 and corner of Lot #8; thence with Lot #8, S. 76-45 W. 155 feet to a stake on River Street; thence with River Street S. 2-20 W. 59½ feet more or less to beginning corner.

ALSO: A triangular piece of land as follows: BEGINNING at the Northeast corner of Silas G. Bagwell's Lot No. 9 and running with line of Rhett Street N. 71-15 E. 7-2/10 feet; thence to the Northwest corner of Silas G. Bagwell's Lot No. 9, 42-5/10 feet; thence along line of Silas G. Bagwell's Lot No. 9, 44 feet to beginning corner; the same being a part of Lot No. 10, conveyed to Mary Ford by the Mountain City Land and Improvement Company and recorded in Book GGG, page 288, and more fully described in a plat recorded in Book ZZ, page 482, in the RMC Office for Greenville County, said triangle containing One Hundred and Fifty-three square feet more or less.



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.

0314

4328 RV-2