

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: F. Edward Toledano, Jr. and

Juliana W. Toledano (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 ----- Fifty Thousand and No/100-----DOLLARS

(\$ 50,000.00----), 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 25 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 north side of Mount Vista Avenue, and being known and designated as a portion of Lot 1 on plat of property of D. Townsend Smith as shown by plat thereof recorded in the RMC Office for Greenville County, S. C. in Plat Book F, Page 108 and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Mount Vista Avenue at the joint corner of property of formerly Mrs. Theodora Elizabeth Adams and running thence with said Mount Vista Avenue S. 64-20 W. 100 feet to an iron pin at the corner of property of now or formerly W. L. Ballentine; thence along said Ballentine line N. 25-40 W. 260 feet to an iron pin in the line of property of now or formerly Ballentine and property of now or formerly Theodora Elizabeth Adams; thence N. 64-20 E. 100 feet to an iron pin in the line of another lot of now or formerly Theodora Elizabeth Adams; thence along the line of said lot S. 25-40 E. 260 feet to the beginning corner.

ALSO all that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina with the buildings and improvements thereon situate, lying and being on the north side of Mount Vista Avenue and being known and designated as a portion of Lot 1 according to plat of property of D. Townsend Smith recorded in the RMC Office for Greenville County, S. C. in Plat Book F, Page 108 and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Mount Vista Avenue at the corner of property of now or formerly Carobel Cooley Martin and running thence with said line N. 25-40 W. 200 feet to the corner of property of now or formerly Wells; thence S. 64-20 W. 100 feet to an iron pin; thence S. 26-02 E. 200 feet more or less to a point on the north side of Mount Vista Avenue; thence along Mount Vista Avenue N. 76-45 E. 100 feet to the beginning corner.

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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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