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USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, John William Kerns, Sr. and

Leone M. Kerns (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 Six Thousand and No/100- - - - - DOLLARS (\$6000.00), with interest thereon from date at the rate of Five (5%) - - - 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, in Austin Township, being known and designated as lot No. 3 on Map of Parkins Mill Subdivision of the property of the Greater Greenville Sewer District made by Dalton and Neves, Engineers, in August, 1942, recorded in the R.M.C. Office for Greenville County in Plat Book "M", at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northeastern side of Parkins Mill Road at the joint corner of lots Nos. 2 and 3, said point being 214 feet in a Southeasterly direction from the intersection of Parkins Mill Road and Earle Boulevard, and running thence with the line of lot No. 2 and beyond, N. 40 E. 300 feet to an iron pin, corner; thence S. 50 E. 107 feet to an iron pin, corner of lot No. 4; thence with the line of lot No. 4, S. 40 W. 300 feet to an iron pin on Parkins Mill Road; thence with the Northeastern side of Parkins Mill Road, N. 50 W. 107 feet to the point of beginning."

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.

FILED AND RETURNED TO THE... THIS 5th DAY OF October 1945... FIDELITY FEDERAL SAVINGS & LOAN ASSN. BY W. R. Merritt, V. Pres. WITNESS Francis Miller

RECORDED AND CANCELLED BY RECORD... 5th DAY OF October 1945... Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. \$12.00 FOLDER P. NO. 10612