USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, L. W. Gist,

(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 Five Thousand and No/100 - - - - - - - - - - - - - - - - DOLLARS ($ 5,000.00), with interest thereon from date at the rate of Five and 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, Greenville Township, on the southwestern side of DuPont Drive near the City of Greenville, being shown as Lot No. 94 on Plat of Isaqueena Park made by Pickell and Pickell on June 3rd, 1947, recorded in Plat Book P at Pages 130 and 131, and described as follows:

BEGINNING at a stake on the southwestern side of Dupont Drive 75 feet southeast from Oxford Street at corner of Lot No. 95 and running thence with the line of said lot S. 39-25 W. 175 feet to a stake in line of Lot No. 86; thence with the lines of Lots Nos. 86 and 87 S. 50-35 E. 75 feet to a stake at corner of Lot No. 93; thence with the line of said lot N. 39-25 E. 175 feet to a stake on DuPont Drive; thence with the southwestern side of DuPont Drive N. 50-35 W. 75 feet to the beginning corner; being the same property conveyed to the mortgagor by Central Realty Corporation by deed dated March 3rd, 1948, recorded in Volume 341 at Page 231."

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.