

FILED
GREENVILLE CO. S.C.

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROY WATERS

(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 THIRTY TWO THOUSAND AND NO/100 - - - - - DOLLARS (\$ 32,000.00), with interest thereon from date at the rate of five 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, just outside of the corporate limits of the City of Greenville, on the Northeast side of Parkins Mill Road in the block between Waters Avenue and Gurley Avenue, being shown as a part of an unnumbered tract on Plat of Pickwick Heights, made by Dalton & Neves, Engineers, March 1950, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "X", Page 141, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Parkins Mill Road, said point being where the Northeast side of Parkins Mill Road intersects with the Southeast side of Waters Avenue, and running thence along the curve of Waters Avenue (the chord being N. 49-02 E. 107.2 feet) to an iron pin; thence along line of other property of the mortgagor, S. 47-53 E. 296.3 feet to an iron pin on the Northwest side of Gurley Avenue; thence following the curve of Gurley Avenue (the chord being S. 38-31 W. 108 feet) to an iron pin at corner of Gurley Avenue and Parkins Mill Road; thence following the curve of Parkins Mill Road (the chord being N. 58-54 W. 68 feet) to an iron pin; thence still with the curve of Parkins Mill Road (the chord being N. 49-38 W. 100 feet) to an iron pin; thence continuing with the Northeast edge of Parkins Mill Road, N. 41-18 W. 150 feet to the beginning corner.

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.