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CLERK FARMER  
R.M.C.

USL—First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, William E. Byers and Vivian E. Byers

(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, on the Southern side of Traynham Street, just outside the incorporate limits of the City of Greenville, being shown as all of lot 19 and the Eastern half of lot 20 on plat of Augusta Knoll, recorded in Plat Book R at Page 7, and when described as a whole has the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Traynham Street, at the joint front corner of lots 18 and 19, and running thence with line of lot 18, S. 1 E. 90 feet to an iron pin; thence S. 89 W. 75 feet to an iron pin in center of rear line of lot 20; thence in a straight line through the center of lot 20, N. 1 E. 90 feet to an iron pin on Traynham Street; thence with the Southern side of Traynham Street, N. 89 E. 75 feet to the point of beginning. Being a portion of the premises conveyed to the mortgagors by deed recorded in Volume 460 at Page 360."

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.