

FILED
GREENVILLE COUNTY

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PUBLIC FAIRNESS
R.H.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Homer Derrick,

(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 Twenty Thousand and No/100 - - - - -

DOLLARS (\$20,000.00), with interest thereon from date at the rate of Four 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, On the Northeastern side of Spruce Street in the City of Greenville, being shown as unnumbered lots on Plat of Annie D. Smith & Bessie Rosier recorded in Plat Book "T" at Page 482 and having, according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the Northeastern side of Spruce Street at the Northeast corner of the intersection of a 15 ft. alley and Spruce Street and running thence along the Northeastern side of said 15 ft. alley N. 69-49 E. 134.2 feet to an iron pin; thence along the rear line of said unnumbered lots N. 24-45 109 feet to pin; thence S. 81-38 W. 126.7 feet to iron pin on Spruce Street; thence with the Northeastern side of said street S. 20-11 E. 135.3 feet to the point of beginning."

Also, all that other piece, parcel or tract of land, situate, lying and being on the Southwestern side Spruce Street in the City of Greenville, Greenville County, State of South Carolina, being shown as an unnumbered lot on plat of property of Smith & Goddard recorded in Plat Book "F" at Page 76 and being more particularly described as follows:

"BEGINNING at an iron pin on the Southwestern side of Spruce Street at the Northwest corner of the intersection of a 15 ft. alley and Spruce Street and running thence along the northern side of said 15 ft. alley S. 68 W. 240 feet to pin; thence through unnumbered lot N. 20-11 W. 200 feet to pin; thence N. 81-31 E. 245 feet to iron pin on Spruce Street; thence along the Southwestern side of said street S. 20-11 E. 145 feet to the point of beginning.

Said premises being the identical property conveyed to the mortgagor by deed recorded in Book 470 at Page 499.

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.

PAID AND SATISFIED IN FULL
THIS _____ DAY OF _____ 19____
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

RECEIVED BY CANCELLER OF RECORD
DAY OF _____ 19____

MEMBER

NOTARY PUBLIC