

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM S. MCGOWAN, JR.

(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 (\$ 6,000.00), 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, about one mile north of the Town of Mauldin, on the Southeast side of Knollwood Drive, being shown as a portion of Tract 4 on plat of property of T. M. Hunt Estate, made by W. J. Riddle, Surveyor, December 1951, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "BB", page 13, and having, according to a recent survey made by C. O. Riddle, Surveyor, January 22, 1953, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Knollwood Drive, said pin being 421 feet in a Northeasterly direction from the joint corner of Tracts 4 and 5 and running thence along line of other property of the Grantor S. 18-05 E. 330.4 feet to an iron pin; thence along line of other property of Raymond Arthur Hunt, N. 43-27 E. 149.4 feet to an iron pin; thence continuing with other property of Raymond Arthur Hunt N. 18-05 W. 331.6 feet to a point on the Northwest side of Knollwood Drive; thence along the Northwest side of Knollwood Drive S. 42-30 W. 65.8 feet to an iron pin; thence S. 43-27 W. 84.2 feet to an iron pin on the Northwest side of Knollwood Drive, the beginning corner, containing one acre more or less.

This is the same property conveyed to the mortgagor by deed of Charlie J. Reeves, dated March 30, 1953, recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 475, Page 295.

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.