

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TURNER

HAROLD R. TURNER AND ANNIE S. / (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 -----

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of four and one-half (4 1/2%) 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, in Paris Mountain Township, on the Southern side of Trowbridge Avenue (Altamont Road), consisting of 9.49 acres, more or less, and being substantially all the property shown on a plat entitled "Property of Harold R. Turner and Annie S. Turner, Paris Mountain" made by Dalton & Neves, July, 1954, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Trowbridge Avenue as the same has recently been relocated at the Northwest corner of property of J. R. Thomason, and running thence with the line of said property S. 23-00 W. 269 feet to an iron pin; thence continuing with the line of said property and property of H. R. Stephenson S. 37-45 W. 441 feet to an iron pin; thence still with property of H. R. Stephenson S. 32-15 W. 300 feet to an iron pin; thence N. 21-30 W. 690 feet to an iron pin; thence N. 27-12 E. 300 feet to an iron pin; thence N. 66-40 E. 58.5 feet to an iron pin, corner of property of M. P. Cannon; thence with property of M. P. Cannon N. 73-40 E. 243.5 feet to an iron pin on the Southern side of Trowbridge Avenue as relocated; thence with the Southern side of the old road line of Trowbridge Avenue the following courses and distances: S. 22-20 E. 110 feet to an iron pin; S. 53-42 E. 63 feet to an iron pin; N. 87-20 E. 61 feet to an iron pin; N. 56-17 E. 35 feet to an iron pin in the Southern side of Trowbridge Avenue as relocated; thence along the Southern side of Trowbridge Avenue as relocated N. 87-17 E. 48 feet to an iron pin; thence continuing with the Southern side of Trowbridge Avenue as relocated along a curved line, the chord of which is S. 86-53 E. 100 feet to an iron pin; thence still with the Southern side of Trowbridge Avenue as relocated S. 45-46 E. 46.8 feet to an iron pin, the point of beginning.

The above described property was conveyed to the mortgagors herein by Henry T. Mills, Jr., by his deed to be recorded herewith in the R. M. C. Office for Greenville County and constitutes all of said property except a small portion thereof which lies North of the Southern side of Trowbridge Avenue as the same has been relocated.

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.