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First Mortgage on Real Estate

MORTGAGE ELLIE FARMINGWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN R. SAMPEY, JR., AND JEWELL C. SAMPEY (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 Five Thousand and No/100 - - - - -

DOLLARS (\$ 5000.00 ), 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 western side of Jones Avenue in the City of Greenville, being known and designated as Lot 9 on plat of property of Parish, Gower & Martin recorded in PlatBook H at Page 176 and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Jones Avenue which pin is 79.8 feet south from the southwestern corner of Jones Avenue and Pearl Avenue, also joint front corner of Lots 9 and 10, and running thence with the line of Lot 10 N. 89-12 W. 175 feet to an iron pin on the eastern side of a 15 feet alley; thence with the eastern side of said alley S. 0-48 W. 61 feet to an iron pin at corner of Lot 8; thence with the line of Lot 8 S. 89-12 E. 175 feet to pin on Jones Avenue; thence with the western side of Jones Avenue N. 0-48 E. 61 feet to point of beginning."

Being the same property conveyed to Eugene E. Gardner and Blanche K. Gardner by deed recorded in Deed Book 200 at Page 44, and to the mortgagors by Don M. King as executor of the estate of Blanche K. Gardner, deceased, to be recorded herewith.

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.