FILED
GREENVILLE CO. S. C.

BOOK 732 PAGE 23

DEC 6 3 08 PM 1957

OLLIE FARNSWORTH
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
We, J. Thomas Crane and Lewis A. Crane

(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 Five & 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, in Greenville Township, on the Augusta Road, being known and designated as lot # 13, Block N, of the O. P. Mills property, according to a plat thereof recorded in Plat Book C at Page 176, in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pipe on the West side of Augusta Road 204 feet from the Southwest corner of Augusta Road and Grove Road; thence along line of lot # 12, S. 42-53 W. 179.85 feet to an iron pipe on rear line; thence along rear line of lots, S. 47-52 E. 68 feet to an iron pipe, corner of lot # 14; thence along line of lot # 14, N. 42-53 E. 179.9 feet to an iron pipe on West side of Augusta Road; thence N. 47-57 W. 68 feet to the point of beginning."

Being the same property conveyed to the mortgagors by Mary A. Crane by deed recorded in Book of Deeds 582 at Page 364.

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.