

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Jimmy M. McCoy**

(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

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 Eleven Thousand Three Hundred and No/100 -----  
 DOLLARS (\$ 11,300.00 ) with interest thereon from date at the rate of Six (6%)  
 per centum per annum, said principal and interest to be repaid in monthly instalments of -----  
 Eighty-One and No/100 ----- Dollars (\$ 81.00 ) each on the first day of each month hereafter  
 until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to  
 payment of principal, 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, including advances made by the Mortgagee on other or no security:

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, lying at the Northeastern corner of the intersection of Saran Drive and Lula Lane being shown as Lot No. 51 on a plat of Lockwood Heights, Section 3, recorded in Plat Book XX at Page 11 and being further described according to said plat, as follows:

BEGINNING at an iron pin on the Northern side of Saran Drive at the joint front corner of Lot Nos. 50 and 51 and running thence along the line of Lot No. 50, N. 22-53 E. 153 feet to an iron pin; thence along the parcel designated as Home Tract on the above referred to plat, N. 30-30 W. 58 feet to an iron pin on the Southeastern side of Lula Lane; thence along the Southeastern side of Lula Lane, S. 59-30 W. 76.4 feet to an iron pin; thence continuing along Lula Lane, S. 42-42 W. 47.6 feet to an iron pin; thence continuing along Lula Lane S. 25-32 W. 59.2 feet to an iron pin; thence along the curve of the intersection of Lula Lane and Saran Drive the chord of which is S. 19-52 E. 28 feet to an iron pin on the Northern side of Saran Drive; thence along the Northern side of Saran Drive, S. 65-27 E. 92.3 feet to the beginning corner.

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.