

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas O. Burnett

(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 - - - - - Thirty-Five Hundred and No/100 - - - - - DOLLARS (\$ 3,500.00), with interest thereon from date at the rate of Six and one-half per centum per annum, said principal and interest to be repaid in monthly instalments of Thirty-Five and No/100 - - - - - Dollars (\$35.00) 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, in O'Neal Township, about one mile east from the Double Springs Baptist Church, lying on the north side of the road that leads from Double Springs Church to Milford Baptist Church, being a part of the same lot of land that was conveyed to Lillian Tate by deed from Mrs. Roah Powell Page on January 20, 1938, and recorded in the Office of R.M.C. for Greenville County in Deed Book 202 at Page 10, and being bounded on the east by lands formerly of W.R.C Edwards, and on the south by the said road and on the west and north by other lands of Lillian Tate, and having the following courses and distances, to-wit:

BEGINNING on a point in the center of the said road (iron pin on north bank of the road) and on the Edwards line; and running thence with said line, N. 12-50 E. 134.5 feet to an iron pin on line; thence N. 88-00 W. 83 feet to an iron pin; thence S. 3-45 W. 140 feet to a point in the said road; thence with said road, N. 86-00 E. 60 feet to the beginning corner.

Said premises being the same conveyed to Thomas O. Burnett and Jamie Tate Burnett by Mrs. Lillian Tate and J. B. Page by deed dated January 11, 1947, recorded in Deed Book 316, Page 63; Jamie Tate Burnett having conveyed her one-half interest therein to Thomas O. Burnett by deed recorded in Deed Book 316, Page 56.

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.