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GREENVILLE CO. S. C.

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BOOK 949 PAGE 58

First Mortgage on Real Estate

OLLIE F. NORTH
R. M. O.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAROLYN HINES

(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 Five Hundred and No/100----- DOLLARS (\$20,500.00-----), with interest thereon from date at the rate of five and Three-Fourth per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Thirty-Seven and No/100----- Dollars (\$137.00--) 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 ^{those} certain pieces, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, lying and being situate on the northwestern side of Trails End, being known and designated as Lots 197 and 198, according to plat of Cleveland Forest, prepared by Dalton & Neves, May, 1940, as amended through October, 1949, as recorded in the Register of Mesne Conveyance Office, Greenville, South Carolina, in Plat Book "M", Page 57, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the front line of Lot No. 197 in the northwestern corner of the intersection of Trails End with Dogwood Lane; thence along said Trails End, N. 4-25 E. 90.6 feet to an iron pin at joint front corner of Lot 198 and 199; thence along the joint line of said lots N. 85-35 W. 175 feet to an iron pin at joint rear corner of Lots 198 and 199 on the southeastern line of a twenty foot alley; thence along said line, S. 4-25 W. 157.1 feet to an iron pin; thence around the corner of Lot 197 on an angle, the chord of which is S. 53-35 E. 37.1 feet to an iron pin on Dogwood Lane; thence along said Lane, N. 68-25 E. 55 feet to an iron pin; thence further along said line N. 72-30 E. 76.7 feet to an iron pin; thence around the northwestern corner of the intersection of Dogwood Lane with Trails End on an angle, the chord of which is N. 38-28 E. 41.5 feet to an iron pin on the northwestern side of Trails End in the front line of Lot No. 197, the point of beginning.

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.