

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: BETTY LOUISE H. DILL

(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) in the sum of Twenty Five Thousand and No/100----- DOLLARS (\$ 25,000.00), with interest thereon at the rate of five and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 20 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, within the corporate limits of the City of Greenville, being known and designated as the greater portion of Lot 4 of a subdivision known as Stone Lake Heights, Section III as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Page 96 and also being known and designated as Lot 4 on a plat entitled "Revision of Lots 3 and 4, Section III, Stone Lake Heights" prepared by Webb Surveying and Mapping Co. August 12, 1965 and having, according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Chick Springs Road, joint front corner of Lots 3 and 4 and running thence along the joint line of said lots S. 61-02 E. 356.5 feet to a point on the margin of a lake, the joint rear corner of said lots; thence along the margin of said lake, the traverse line being N. 42-53 E. 80.0 feet to an iron pin; thence N. 40-46 W. 256.0 feet to an iron pin on the southern edge of Stono Drive; thence along the southern edge of Stono Drive, and following the curvature thereof, the chords being N. 85-02 W. 105.0 feet and N. 77-18 W. 45.0 feet to an iron pin; thence around the curvature of the intersection of Stono Drive with Chick Springs Road, the chord being S. 59-56 W. 36.6 feet to an iron pin on the eastern edge of Chick Springs Road; thence along the eastern edge of Chick Springs Road, following the curvature thereof, the chord being S. 17-10 W. 65 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by R. Jack Dill, Sr. by his deed of even date and 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.