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OLLIE B. BROWN
R. M. C.

First Mortgage on Real Estate

MORTGAGE

BOOK **1068** PAGE **90**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **WILLIAM H. BALDWIN AND**

HELEN W. BALDWIN

(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 ----- **Four Thousand Seven Hundred Fifty and no/100-----** DOLLARS (\$ **4,750.00---**), with interest thereon at the rate of **----6 3/4----** 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 **----10----** 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, **Greenville Township, being known and designated as Lot 38 on plat of ANDERSON STREET HIGHLANDS, recorded in Plat Book J at page 157, and described as follows:**

Beginning at an iron pin on the southern side of East Welborn Street at the joint front corner of Lots Nos. 37 and 38, and running thence with the joint line of said lots, S. 42-40 W. 149.95 feet to an iron pin; thence S. 47-24 E. 50 feet to an iron pin, joint rear corner of Lots Nos. 38 and 39; thence with the joint line of said lots, N. 42-40 E. 149.9 feet to an iron pin on the southern side of East Welborn Street; thence with said Street, N. 47-20 W. 50 feet to the point of beginning, being the same property conveyed to the mortgagor by Deed Book ___ at page ___ recorded in the RMC Office for Greenville County.

ALSO: All that certain lot of land, with all improvements thereon, situate in Greenville County, South Carolina, in Greenville Township, being known and designated as Lot No. 37 on plat of ANDERSON STREET HIGHLANDS recorded in Plat Book J at page 157, and having the following metes and bounds:

Beginning at an iron pin on the southwestern side of East Welborn Street at the joint front corner of Lots 36 and 37, and running thence S. 42-40 W. 150 feet, more or less, to an iron pin; thence S. 47-24 E. 50 feet to an iron pin at corner of Lot 38; thence with line of Lot 38, N. 42-40 E. 149.95 feet to an iron pin on the southwestern side of East Welborn Street; thence with said Street, N. 47-20 W. 50 feet to the beginning corner, being the same property conveyed to the grantor(mortgagor) by Deed Book 759 at page 293 recorded in said RMC Office.

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.