

First Mortgage on Real Estate

OCT 2 4 50 PM 1967  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARRIS WORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES N. STRAUSBAUGH AND

LUCY W. STRAUSBAUGH

(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-six Thousand Seven Hundred Fifty and no/100----- DOLLARS  
(\$ 26,750.00----), with interest thereon at the rate of -----6 1/2----- 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 -----25----- 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, situate on the eastern side of Sylvan Way in the City of Greenville, County of Greenville, being shown as Lots 108, 109, 110 and 111 on plat entitled "Marshall Forest" recorded in Plat Book H at pages 133 and 134, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the eastern side of Sylvan Way at joint front corner of Lots 111 and 112, which iron pin is 153.2 feet from the intersection of Sylvan Way and a 10-foot strip reserved for utilities and running thence with the common line of said lots, N. 45-20 E. 190.9 feet to an iron pin in line of said 10-foot strip reserved for utilities; thence with line of said strip, N. 85-20 E. 152.3 feet to intersection of said 10-foot strip with another 10 foot strip reserved for utilities; thence with line of said last mentioned strip S. 41-40 E. 1.8 feet to an iron pin at joint rear corner of Lots 107 and 108; thence with the common line of said two lots, S. 45-20 W. 296.4 feet to an iron pin on the eastern side of Sylvan Way; thence with the eastern side of said Sylvan Way, N. 51-14 W. 50.3 feet to an iron pin; thence continuing with the eastern side of Sylvan Way, N. 51-03 W. 50 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor by deed of Harry W. Duguid to be 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.