

First Mortgage on Real Estate

DEC 1 9 23 AM 1967

BOOK 1077 PAGE 648

MORTGAGE

OLLIE F. WORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANK B. HALTER AND

R. B. LANDERS

(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

Forty Three Thousand and No/100----- DOLLARS
(\$ 43,000.00), with interest thereon at the rate of six & three-fourths 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 18 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, and being known and designated as Lots Nos. 1 and 12 on plat of Twelve Oaks Terrace recorded in the R. M. C. Office for Greenville County in Plat Book "RRR", at Page 31, and having, according to said plat, the following metes and bounds, to-wit:

LOT NO. 1: BEGINNING at an iron pin on the western side of Twelve Oaks Terrace at the joint front corner of Lots Nos. 1 and 2 and running thence along said Terrace S. 3-25 E. 95 feet to an iron pin; thence with the curve of the intersection of Twelve Oaks Terrace and Old Spartanburg Road, the chord of which is S. 41-39 W. 35.3 feet to an iron pin; thence along the northern side of Old Spartanburg Road S. 86-44 W. 74.8 feet to an iron pin; thence N. 1-45 E. 120 feet to an iron pin; thence along the joint line of Lots Nos. 1 and 2 N. 86-23 E. 89 feet to the point of beginning.

LOT NO. 12: BEGINNING at an iron pin on the eastern side of Twelve Oaks Terrace at the joint front corner of Lots Nos. 11 and 12 and running thence along the joint line of said lots N. 86-12 E. 136.41 feet to an iron pin; thence S. 33-50 E. 110.9 feet to an iron pin on the northern side of Old Spartanburg Road; thence along the northern side of said Road S. 77-07 W. 100 feet to an iron pin; thence continuing along said Road S. 84-52 W. 59.55 feet to an iron pin; thence with the curve of the intersection of Old Spartanburg Road and Twelve Oaks Terrace, the chord of which is N. 49-16 W. 34.85 feet to an iron pin; thence along the eastern side of Twelve Oaks Terrace N. 3-25 W. 80 feet to 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.