

FILED  
GREENVILLE CO. S. C.

BOOK 1085 PAGE 387

First Mortgage on Real Estate

MORTGAGE

A 23 PM 1968  
OLLIE F. BERTH  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jean H. King

(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 NINE THOUSAND AND NO/100THS- - - - - DOLLARS (\$ 29,000.00 ), 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 twenty-five 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 Rock Creek Drive Extension (formerly Ioka Street) being shown and designated as Lots 10, 11, and the northern one-half of Lot 12 as shown on plat of Property of Mary G. Traxler recorded in Plat Book II at page 97 and described as follows:

BEGINNING at an iron pin at the southeastern corner of Tallulah Drive and Rock Creek Drive Extension (formerly Ioka Street) and running thence with the southern side of Tallulah Drive, N. 64-40 E. 506.3 feet to pin on Reedy River; thence with Reedy River as the line, the chord of which is S. 14-20 E. 127-1/2 feet to pin in the center line of Lot 12; thence through the line of Lot 12, S. 64-40 W. 482 feet, more or less, to pin on Rock Creek Drive Extension; thence with the eastern side of said Rock Creek Drive Extension, N. 25-20 W. 125 feet to the point of beginning.

This is all of the land conveyed to the Mortgagor by deeds recorded in Deed Book 833 at page 181, 833 at page 183, and 833 at page 184, LESS HOWEVER: the one-half lot conveyed by deed recorded in Deed Book 833 at page 168.

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.