

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

MAR 24 2 22 PM '69

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George Brooks, Jr. and Myrtle C. Brooks (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 Three Thousand and no/100-----DOLLARS (\$ 3,000.00), with interest thereon at the rate of XXXXXXXXXXXXXXXXXXXX percent 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 six 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, in Chick Springs Township being shown and designated as lot 86 on plat of B. Perry Edward's property, said plat recorded in Plat Book F at page 143 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Warehouse Road at the joint front corner of lot 85 and lot 86 and running thence with lot 85, S. 3-35 W. 116 feet to a pin; thence S. 86-25 E. 90 feet to the corner of lot 87; thence with lot 87, N. 3-35 E. 185.2 feet to pin; thence with southern side of Warehouse Court S. 56 W. 113.6 feet to point of beginning.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 543 at page 42 in the R.M.C. Office for Greenville County.

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.