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OLLIE FARNSWORTH
R. M. C.

BOOK 1128 PAGE 79

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN J. BRAUSCH

(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 Thousand - - - DOLLARS (\$ 40,000.00), with interest thereon at the rate of six & 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 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, in the city of Greenville, being the major portion of Lot No. 27 and a small portion of the adjoining lot No. 26 on plat of Section C-1, Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Company July 27, 1962 recorded in the RMC Office for Greenville County, S. C., in plat book YY page 112 and having according to a recent survey made December 1967 by Carolina Engineering and Surveying Company, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northwest side of Ponderosa Road; which iron pin is 11 feet N. 30-51 E. from the joint front corner of Lots Nos. 27 & 28; thence with a new line through Lot No. 27, N. 53-39 W. 181.4 feet to an iron pin in line of Lot No. 31; thence with the line of said lot N. 24-07 E. 125 feet to an iron pin in the rear line of Lot No. 26; thence with a new line through said lot S. 68-50 E. 188.9 feet to an iron pin on the northwest side of Ponderosa Road; thence with the north side of said Road S. 24-11 W. 21 feet to the original joint front corner of Lots Nos. 26 & 27; thence continuing with the northwest side of said Road S. 27-19 W. 10 feet to a point; thence S. 28-13 W. 109.9 feet to a point; thence continuing S. 30-51 W. 31.1 feet to the beginning corner.

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.