

FILED
GREENVILLE CO. S. C.

JUN 17 9 11 AM '69

~~MORTGAGE~~
R. H. C.

BOOK 1129 PAGE 47

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, JAMES L. BENNETT and VERNA H. BENNETT,

(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-Four Thousand and no/100-----DOLLARS
(\$ 24,000.00---), with interest thereon at the rate of Seven and 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 advanced 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, City of Greenville, situate on the northwestern side of Shallowford Road, being shown and designated as all of Lot 495 and a small portion of Lot 494, Section D, as shown on plat of Gower Estates recorded in the RMC Office for Greenville County in Plat Book RR, Pages 192 and 193, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Shallowford Road at the joint front corner of Lots 495 and 496 and running thence with the northwestern side of said road, S 35-19 W 55 feet to pin; thence continuing with said road, S 37-29 W 59.1 feet to pin in line of Lot 494; thence in a new line through Lot 494, N 50-40 E 163.9 feet to pin at rear corner of Lots 494 and 495; thence N 35 E 95.9 feet to pin at corner of Lot 496; thence with the line of Lot 496 S 57-04 E 166.5 feet to pin at the point of beginning.

This being the same property conveyed to the mortgagors herein by deed 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.