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OLLIE FARNSWORTH  
R. M. C.

BOOK 1130 PAGE 468

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, FREDDIE LEE PERDUE  
(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 Five Thousand and No/100----- DOLLARS (\$45,000.00), with interest thereon at the rate of eight (8%) and seven & 3/4 % (7 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 20 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 Butler Township, being known and designated as Lot No. 38 of a subdivision of the property of R. F. Watson, Jr., et al as shown on a preliminary plat thereof prepared by Piedmont Engineers and Architects and having, according to a plat entitled "Property of Paul F. Haigler, Jr." prepared by Piedmont Engineers and Architects January 31, 1967, the following metes and bounds, to-wit: Above plat recorded in Plat Book 000, Page 91.

BEGINNING at an iron pin on the Northern edge of Darien Way, joint front corner of Lots Nos. 37 and 38 and running thence along the joint line of said lots, following the center of a 10-foot drainage easement, N. 13-50 E. 200.0 feet to an iron pin on the rear line of Lot No. 52; thence along the rear lines of Lots Nos. 52 and 50, N. 75-29 W. 201.9 feet to an iron pin at the joint rear corner of Lots Nos. 38 and 39; thence along the joint line of said lots S. 13-15 W. 215.0 feet to an iron pin on the Northern edge of Darien Way; thence along the Northern edge of Darien Way, S. 79-46 E. 200.0 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.