

FILED
GREENVILLE CO. S. C.

BOOK 1149 PAGE 540

MAR 6 4 34 PM '70

First Mortgage on Real Estate

OLLIE HILLSWORTH
MORTGAGE
M.N.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Horace Mauldin (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 Fifteen Thousand Five Hundred and no/100----- DOLLARS (\$15,500.00), with interest thereon at the rate of ~~XBXBX~~ 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 Mortgagee'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, being shown as lot 19 on a plat of Green Pastures Subdivision dated March 20, 1965, prepared by Carolina Engineering and Surveying Company and recorded in Plat Book III at page 133 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Range View Circle at the joint front corner of lot 18 and lot 19 and running thence with Range View Circle N. 69-07 E. 75 feet to an iron pin; thence with the curvature of the southern corner of the intersection of Range View Circle and Stacey Drive, the chord being S. 66-19 E. 35.7 feet to an iron pin on the western side of Stacey Drive; thence with the said Drive, S. 21-46 E. 125.1 feet to an iron pin at the corner of lot 10 and lot 19; thence with lot 10 S. 69-07 W. 102.5 feet to an iron pin at the joint rear corner of lot 18 and 19; thence with lot 18 N. 20-53 W. 150 feet to point of beginning.

This is the same property conveyed to the mortgagor by deed of Martha J. Durham 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.

The Modification Agreement was R. C. M. Book 1163 Page 635-