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GREENVILLE CO. S. C.

BOOK 1173 PAGE 296

NOV 20 3 22 PM '70

First Mortgage on Real Estate

MORTGAGE
GREENSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. C. SPRUELL AND ANN R.
SPRUELL

(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 ----- Five Thousand Seven Hundred and no/100----- DOLLARS (\$ 5,700.00----), with interest thereon at the rate of eight----- 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 ten----- 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, - on the western side of Sutton Drive in Chick Springs Township, being shown as Lots 20 and 21 of Block D on plot of Buena Vista recorded in the RMC Office for Greenville County in Plat Book W at pages 11 and 29, and being more particularly described according to a recent survey prepared by J. C. Hill as follows:

Beginning at an iron pin on the western side of Sutton Drive at the joint front corner of Lots 21 and 22; thence with line of Lot 22 S 80-17 W 150 feet to an iron pin at rear corner of Lot 40; thence with rear line of Lots 39 and 38, N 9-43 W 70 feet to an iron pin at rear corner of Lot 19; thence with line of Lot 19 N 80-17 E 150 feet to an iron pin; thence with the western side of Sutton Drive S 9-43 E 70 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 553 at page 315 in the RMC 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.