

DEC 10 4 51 PM '70
OLLIE FARNSWORTH
R.M.C.

BOOK 1175 PAGE 168

First Mortgage on Real Estate

Main

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wayne M. Hutto ***

(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 ----- Three Thousand Nine Hundred Ten and 10/100----- DOLLARS (\$ 3,910.10-----), with interest thereon at the rate of six----- 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 nine----- 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 south side of Sycamore Drive in the City of Greenville, being composed of all of Lots 99 and 100 and the rear portion of Lots 76 and 77 of East Lynne Subdivision as shown on plat thereof recorded in Plat Book H at page 195 in the RMC Office for Greenville County, and having according to a more recent survey by J. Mac Richardson dated September 18, 1950, the following metes and bounds:

Beginning at an iron pin on the south side of Sycamore Drive at the joint front corner of Lots 75 and 100 and running thence with the south side of Sycamore Drive S 88-52 E 60.3 feet to an iron pin at corner of Lot 103; thence with line of Lot 103 S 3506 W 159.6 feet to an iron pin at corner of Lot 78; thence with line of Lot 78 N 55-45 W 50 feet to an iron pin; thence N 35-06 E 126.7 feet to the beginning corner, on the south side of Sycamore Drive.

Also: All that certain piece, parcel or lot of land near Sycamore Drive in said County and State, being triangular in shape and being more particularly described as follows:

Beginning at an iron pin 73.7 feet from the southeast corner of other property now or formerly of F. O. Spearman; thence N 81-09 W 20 feet to an iron pin in line of property above described; thence N 35-06 E 105.6 feet to a stake; thence S 24-37 W 98.5 feet to the point of beginning, all of which will appear more fully by reference to plat of the above property prepared by J. C. Hill, October 25, 1957, recorded in the RMC Office for Greenville County in Plat Book NN at page 193.

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.