

FILED
GREENVILLE CO. S. C.
JUN 21 9 43 AM '71
OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1198 PAGE 133

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Roland M. Knight and William B. Evins, Jr.

(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 One Hundred-Twelve Thousand and no/100----- DOLLARS (\$112,000.00), with interest thereon at the rate of eight & one-half 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 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, near the City of Greenville, being known and designated as Lot 27 and the southwestern one-half of Lot 28 of Block A on plat of Woodland recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "J", at page 70, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chapman Street at the joint front corner of Lots 26 and 27 and running thence along the joint line of said Lots, N. 64-40 W. 224 feet to an iron pin; thence N. 23-37 E. 58 feet to an iron pin; thence S. 68-30 W. 184 feet to an iron pin on the west side of Chapman Street; thence along said Street S. 10-17 E. 7.75 feet to an iron pin; thence continuing along said Street, S. 0-11 E. 70 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being near the City of Greenville, in Greenville County, South Carolina, being known as a portion of Lot 10, Block A on plat of Woodland recorded in Plat Book "J", at page 70 and being designated as Parcel "C" on plat of S. C. Highway Department recorded in Deed Book 751 at page 19 and having, according to said plat last referred to, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Church Street at the northwestern corner of said Parcel "C" and running thence S. 46-14 E. 19.1 feet to an iron pin on the center of the rear line of Lot 28 above described; thence along the rear line of the above described Lots 27 and 28; S. 23-40 W. 58.1 feet to an iron pin; thence N. 46-14 W. 39.2 feet to an iron pin on the eastern side of Church Street; thence along the eastern side of said Street N. 43-46 E. 54.5 feet to the point of beginning. Said Church Street is also known as Mills Avenue Extension.

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.