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GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R.M.C.

BOOK 1198 PAGE 493

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PERRY EVERETT NYSTROM AND

ELIZABETH C. NYSTROM (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

Thirty Thousand and No/100 DOLLARS
($ 30,000.00), with interest thereon at the rate of 7½% 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.

[illegible]

ALL that piece, parcel or lot of land containing 3.03 acres, more or less, situate, lying and being on Lafayette Avenue, in Shellstone Park, in the County of Greenville, South Carolina, near Fountain Inn, South Carolina, designated as Lot 13 on plat of Shellstone Park prepared by C. O. Riddle, Reg. L.S., which plat is recorded in the Office of the R.M.C. for Greenville County, South Carolina in Plat Book PPP at Page 177 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Lafayette Avenue at the joint front corner of Lots Nos. 12 and 13 and running thence along the edge of the right-of-way of Lafayette Avenue S. 58-14 E. 330 feet to an iron pin at the joint front corner of Lots 13 and 14; thence turning and running along common line with Lot No. 14, S. 31-46 W. 400 feet to an iron pin; thence turning and running N. 58-14 W. 330 feet to an iron pin; thence turning and running along common line with Lot No. 12, N. 31-46 E. 400 feet to an iron pin, the point of beginning.

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.