

RECORDED  
GREENVILLE, CO. S. C.  
AUG 5 11 40 AM '71  
OLLIE FARNSWORTH  
R. M. C.  
**MORTGAGE**

BOOK 1201 PAGE 254

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES T. EARLY AND ELEANOR A. EARLY  
(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 **Forty-Three Thousand Six Hundred and no/100ths** ----- DOLLARS

(\$ 43,600.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 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 northern side of Edwards Road, as shown on Plat of Property of Charles T. Early and Eleanor A. Early prepared by Carolina Surveying Company, recorded in Plat Book 4K at Page 137, being the major portion of Lot 40 as shown on plat entitled "Addition and Revision of Sector I, Botany Woods, recorded in Plat Book CCC, at Page 163, and having, according to said Plat of Property of Charles T. Early and Eleanor A. Early, the following metes and bounds:

BEGINNING at an iron pin on the northerly side of Edwards Road, joint front corner of Lot 39 and the property conveyed herein, and running thence N. 5-20 W. 190 feet to an iron pin; thence N. 4-20 W. 50 feet to an iron pin; thence N. 88-25 E. 134.4 feet to an iron pin, corner of property retained by Grantors; thence with the joint line of the property conveyed herein and property retained by Grantors S. 7-20 E. 230.9 feet to an iron pin on the northerly side of Edwards Road; thence along the northerly side of Edwards Road, S. 84-30 W. 142.6 feet to the point of beginning.

Also, and together with an easement across Lot 40-A of said Addition and Revision of Sector I, Botany Woods, and across the remaining portion of said Lot 40 of said Addition and Revision of Sector I, Botany Woods not conveyed herein for the purpose of the sewer line serving the property conveyed herein with a right of access to maintain, operate and repair said sewer line and with all other rights with respect to said line as are conveyed to Grantors by Botany Woods, Inc. by easement recorded in Deed Book 746, at Page 461, the provisions of which are incorporated herein.

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.