

GREENVILLE, CO. S. C.

AUG 5 2 28 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1201 PAGE 337

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James Boyce Gowan, M.D.

(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 FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS - - - - - DOLLARS

(\$ 15,750.00), 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 ten (10) 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, being known and designated as Lot No. 10, Block A, as shown on plat entitled, "Property of Melvin Land Company, Subdivision Number 2," dated May 1905, prepared by Lockwood Green & Company, and having, according to a more recent plat prepared by R. W. Dalton, R. S., the following meets and bounds:

Beginning at an iron pin on the Southeastern side of Sumner Street at the joint front corner of Lots Nos. 9 & 10 and running thence with the line of Lot No. 9 S.74-01 E. 192.1 feet to an iron pin on the Northwestern side of Fincher Street (formerly a 20 foot alley) at the joint rear corner of Lots Nos. 9 & 10; thence with the Northwestern side of Fincher Street S.16-54 W. 51.17 feet to an iron pin on Fincher Street at the joint rear corner of Lots Nos. 10 & 11; thence with the line of Lot No. 11 N.74-23 W. 191.6 feet to an iron pin on the Southeastern side of Sumner Street; thence with the Southeastern side of Sumner Street N.16-20 E. 52.3 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of John D. Vernon and Nan W. Vernon dated May 2, 1968 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 843 at page 304.

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.