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BOOK 1204 PAGE 141

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES L. KIRKPATRICK -----

----- (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 Eighteen Thousand Five Hundred and No/100 ----- DOLLARS

(\$ 18,500.00 ---), 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 thirty (30) 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 Boykins Court, being shown as Lot no. 34 on a plat of Richmond Hills Subdivision, Section no. 5, dated October 20, 1968, prepared by R.B. Bruce, recorded in Plat Book WWV at page 38 in the RMC Office for Greenville County; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Boykins Court at the joint front corner of Lots no. 34 and 36, and running thence with Lot no. 36 & lot no. 35 N 28-34 E 209.9 feet to an iron at the joint rear corner of Lots no. 34 and 35; thence with lot no. 28 N 71-06 W 28.3 feet to an iron pin at the joint rear corner of Lots no. 28 & 29; thence with Lots no. 29 and 30 S 88-05 W 145 feet to an iron pin at the joint rear corner of Lots no. 33 and 34; thence with Lot no. 33 S 3-22 E 147.7 feet to an iron pin on Boykins Court; thence with said Court S 56-40 E 75 feet to the point of beginning.

This is the same property conveyed to Mortgager by deed of Leon Moody to be recorded herewith.

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.