GREENVILLE CO. S. C.
SEP 10 11 33 AH '71
OLLIE FARNSWORTH

First Mortgage on Real Estate

800K 1206 PAGE 260

MORTGAGE

R. M. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. DONALD GIBBINS AND ANNA W. GIBBINS

(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 TWENTY THOUSAND AND NO/100THS ----- DOLLARS

(\$ 20,000.00 ), 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

ALL that piece, parcel or lot of land on the northerly side of East Montclair Avenue (formerly East Fairview Avenue) in the City of Greenville, State and County aforesaid, and being shown as property of Mariana W. Chandlee on plat entitled "Property of Mariana W. Chandlee and James E. Thackston" prepared by C. C. Jones, May 12, 1952, revised June 26, 1954, recorded in Plat Book HH, at Page 117, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northerly side of East Montclair Avenue at a point located 358 feet, more or less, east from the northeast intersection of East Montclair Avenue and Bennett Street and running thence N. 23-23 E. 236.8 feet to a point in the center of a branch; thence down the branch, following the center thereof as the line, the traverse of which is N. 82-56 E. 82.4 feet to a point in the center of said branch on the southwesterly side of Mohawk Drive (formerly Old Chick Springs Road); thence along the southwesterly side of Mohawk Drive S. 29-20 E. 34.4 feet to an iron pin; thence continuing along the southwesterly side of Mohawk Drive S. 32-08 E. 52 feet to an iron pin; thence S. 27-17 W. 244.8 feet to an iron pin on the northerly side of East Montclair Avenue; thence with the northerly side of East Montclair Avenue N. 70-42 W. 50.3 feet to an iron pin; thence continuing along the northerly side of East Montclair Avenue N. 48-22 W. 91.9 feet to an iron pin; thence N. 65-42 W. 8.1 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.