

GREENVILLE CO. S. C.

CT 7 10 28 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1209 PAGE 75

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES L. WHITTEN & GRACE G.

WHITTEN

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

(\$ 4,500.00), 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 seven 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, containing .87 acres, more or less, situate, lying and being on the Easternly side of Old Bessie Road in Grove Township, Greenville County, South Carolina, being shown as a portion of property of W. W. Hughey on a plat made by J. Don Lee and R. K. Campbell, Surveyors, dated November 16, 1957, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 00, page 331, and having according to an unrecorded revision thereof made by R. K. Campbell, Surveyor, dated December 16, 1959, the following metes and bounds, to wit:

BEGINNING at an iron pin at a stone on a bridge on said road at the corner of property now or formerly owned by C. G. Gunter and running thence along the line of said property, S. 71-13 E., 207.3 feet to an iron pin; thence S. 29-45 W., 174.3 feet to an iron pin by a pine stump; thence S. 89-33 W., 162.8 feet to an iron pin in the center of an unpaved road; thence along the center of said unpaved road, N. 7-39 E., 202 feet to an iron pin in the center line of said road near said bridge; thence continuing with the intersection of said road with another road, N. 53-47 E., 32.4 feet to an iron pin, the beginning corner, being shown on the Greenville County Block Book as 602.1-1-61 in Tax District 110.

ALSO, one (1) 1959 Golden Wren Mobile Home located on the above described property bearing Serial No. GW10412.

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.