

First Mortgage on Real Estate

DEED  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN, I, James Conlin and Martha W. Conlin  
(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-Four Thousand Seven Hundred Fifty and No/100

DOLLARS

(\$ 24,750.00), 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 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 southeastern side of Beaufort Street and being known and designated as Lot No. 48 on a plat of Spring Forest Subdivision recorded in the RMC Office for Greenville County in Plat Book XX at Page 126 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Dublin Court at the joint front corner of Lots 48 and 49 and running thence with the common line of said Lots S. 21-36 E. 174.1 feet to an iron pin at the joint rear corner of said Lots; thence N. 68-24 E. 173 feet to an iron pin; thence N. 17-37 W. 21.2 feet to an iron pin on Beaufort Street, said pin being the joint front corner of Lots 47 and 48; thence with said Beaufort Street and the curvatures thereof, the chords of which are N. 67-31 W. 59.6 feet to an iron pin; thence N. 50-51 W. 115.4 feet to an iron pin; thence N. 85-49 W. 37 feet to an iron pin; thence S. 68-24 W. 40 feet to the point of beginning.

This conveyance is made subject to such easements, rights of way and restrictions as appear on record or on the premises, particularly that certain right-of-way conveyed to Greenville County Recreation Commission by way of Right-of-Way Agreement which is recorded in the RMC Office for Greenville County in Deed Book 883 at Page 615, the particulars of said Agreement being shown therein and also a future road easement at the southeastern corner of said property as shown on the subdivision plat referred to above.

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 roots, trees 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 herein that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.