

Business purposes
No Truth in Lending
required:
First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
APR 6 4 00 PM '72
OLLIE FARNSWORTH
MORTGAGE
BOOK 1228 PAGE 277

Main

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Furman W. Brezeale and Josie B.

Brezeale

(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 Six Thousand Eight Hundred and NO/100-----DOLLARS

(\$ 6,800.00-----), 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 five-----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 a portion of tract 21, Riverside Farms on Plat thereof recorded in Plat Book K at Page 101, having the following metes and bounds:

BEGINNING at an iron pin on Edgemont Avenue at the corner of lands now or formerly of Clarence R. Banks and running thence with the said line, S. 57 W. 540.7 feet to an iron pin; thence S. 56-09 E. 84.8 feet to an iron pin; thence N. 57 E. 505.1 feet to an iron pin on Edgemont Avenue; thence with said Avenue, N. 32-30 W. 80.5 feet to the beginning corner and containing one acre, more or less.

Derivation: Book 880 at Page 381.

ALSO, ALL that certain tract of land near the city of Greenville, in the county and state aforesaid, on the southwestern side of Edgemont Avenue Extension, consisting of 1.7 acres, more or less, shown as Tract No. 5 of the J. B. Banks Property, according to a plat recorded in said RMC Office in Plat Book LL at Page 151 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Edgemont Avenue Extension and running thence S. 58-44 W. 507.4 feet to an iron pin; thence running S. 56-48 E. 136.5 feet to an iron pin on a branch; thence running down the branch as the line to a point at the corner of Tract No. 4 (the traverse lines of said branch as follows: N. 43-55 E. 115.1 feet to an iron pin; thence N. 88-18 E. 239.6 feet to an iron pin) thence running along the rear line of Tract No. 4, N. 35-36 W. 81.3 feet to an iron pin; thence still running along the line of Tract 4, N. 78-46 E. 156 feet to an iron pin on Edgemont Avenue Extension; thence along said avenue N. 34-58 W. 199.4 feet to the beginning corner.

Derivation: Deed Book 880 at Page 381.

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.