

GREENVILLE S.C.
MAY 19 4 17 PM '92
OLLIE FARNSWORTH
R.P.O.

BOOK 1234 PAGE 120

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James M. Crain and
Mary C. Crain

(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 Thirty-seven Thousand and no/100-----DOLLARS

(\$ 37,000.00), 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 20 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, Chick Springs Twp. on the northwest side of U.S. Hwy. 29 near the City of Greenville, shown as the major portion of lot shown on plat in Plat Book Q, pg. 92, and more particularly described as follows:

BEGINNING at an iron pin on the northwest side of U.S. Hwy. 29 at joint front corner with an 18' strip heretofore conveyed to Shelton J. Rimer, and running thence with line of said strip, N 39 W 357.7' to an i.p.; thence S 51-47 W 18' to a concrete monument in line of lot described below; thence with line of said property, N 31-38 W 1096' to an i.p.; thence N. 57-45 E. 222.6' to an iron pin in line of property now or formerly of W.S. Edwards; thence with line of said property, S 31-42 E. 1103' to an i.p.; thence S 98-13 E 45' to an i.p.; thence S. 51-47 W 132' to an i.p. on east side of a 25' driveway; thence S 39 E 285' to an i.p. on the northwest side of U.S. Hwy. 29; thence with north side of said Hwy., S. 51-47 W 55' to beginning corner. Subject to rights of way granted to Greenville County for road purposes in a strip 25' in width lying along the north side of said property. Being the same property conveyed to the mortgagors by Deed Book 818, pg. 401.

ALSO: Adjoining tract described as follows: BEGINNING at the corner at extreme southeast portion of lot formerly owned by M.W. Edwards, said corner marked by a concrete monument, and running thence N. 32-45 W. 841' to an i.p. at corner of property conveyed to Watkins Edwards by Virginia Mann; thence S. 58-30 W. 470' to an i.p.; thence S. 60-45 E 858.6' to beginning corner, containing 4 acres, more or less. For source of title see Deed Books 818, pg. 401 and 828, pg. 32.

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 rent, 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.