

STONE AVENUE

FILED
GREENVILLE CO. S. C.

BOOK 1237 PAGE 666

First Mortgage on Real Estate

JUN 19 2 32 PM '72

MORTGAGE
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
G. Clayton Spruell and Ann P. Spruell

(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/100-----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 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, located on the north-eastern side of the intersection of Peachtree Street and Crabapple Drive and being shown as lot no. 11 of Section III Cunningham Acres on a plat recorded in Plat Book 4N at Page 73 in the R.M.C. Office for Greenville County and being described according to said plat as follows:

BEGINNING at an iron pin on the northern side of Peachtree Street at the joint front corner of lots 11 and 12 and running thence S. 86-50 W. 110 feet to an iron pin; thence N. 48-10 W. 35.4 feet to an iron pin on the eastern side of Crabapple Drive; thence along said Drive, N. 00-49 E. 45.2 feet to an iron pin; thence N. 10-08 E. 50 feet to an iron pin; thence N. 19-30 E. 50 feet to an iron pin; thence leaving Crabapple Drive N. 86-50 E. 101.2 feet to an iron pin at the joint rear corner of lots 11 and 12; thence with the common line of said lots S. 3-10 E. 165 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Thrift Builders, Inc. to be recorded herewith.

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.