

GREENVILLE CO. S. C.

AUG 30 12 34 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1247 PAGE 279

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Cameron E. Smith (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 Forty-Four Thousand- - - - - DOLLARS

(\$ 44,000.000), 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 29 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 known and designated as Lot No. 20 of a subdivision known as Watson Orchard as shown on plat thereof prepared by Piedmont Engineers & Architects, February, 1966, revised July 8, 1966, and December 28, 1966, and recorded in the R. M. C. Office for Greenville County in Plat Book "000", at page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Highbourne Drive, joint front corner of Lots Nos. 19 and 20, and running thence along the joint line of said lots, the same being the center line of a 10-foot drainage easement N. 4-53 E. 238.2 feet to an iron pin; thence along the subdivision boundary line, S. 77-23 E. 370.0 feet to an iron pin at the rear corner of Lot 22; thence along the line of Lot 22 S. 15-03 W. 223.75 feet to an iron pin on the northern edge of Highbourne Drive; thence along the northern edge of Highbourne Drive N. 77-50 W. 289.8 feet to an iron pin; thence continuing along the northern edge of Highbourne Drive, following the curvature thereof, the chord being S. 86-19 W. 40.2 feet, to the beginning corner.

This is the same property conveyed to the Mortgagor herein by Richard F. Watson, Jr. and Evelyn P. Watson by deed which is recorded in the R. M. C. Office for Greenville County in Deed Book 931, at page 449, and dated September 18th, 1971.

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.