

FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate

Dec 4 11 35 AM '72

MORTGAGE

ELIZABETH RIDDLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES R. MIMS, JR. and

SARA KAY MIMS

(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 EIGHT THOUSAND NINE HUNDRED and no/100-----DOLLARS

(\$ 28,900.00), 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, on the Northern side of Log Shoals Road, being shown and designated as 4 acres and 1 acre on a Plat of the Property of Ray Holizon dated May 12, 1971, said Plat having been made by Jones Engineering Service and having according to said Plat the following description, with the said description covering the entire 5 acre tract with the one (1) acre tract being inclusive therein:

BEGINNING at a point in the center of Log Shoals Road near its intersection with a private drive, and running thence with the said Log Shoals Road, S. 83-35 E., 60 feet to a point in the center of Log Shoals Road; thence running N. 47-58 E., 690 feet to an iron pin at the joint corner of property of Riddle; thence running N. 50-56 W., 294 feet to an iron pin, joint corner of property herein conveyed and Riddle and Cox; thence running S. 53-28 W., 647.1 feet to an iron pin on the Eastern side of the private drive; thence running with the Eastern side of said private drive, S. 39-13 E., 320 feet to an iron pin in the center of Log Shoals Road, the point and place of beginning.

The beginning point of the above described property is located 320 feet from an iron pin located on the Eastern side of a private drive, with same being at the joint corner of the property herein conveyed and property now or formerly of Cox.

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 fixed thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the said household furniture, be considered part of the real estate.