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BOOK 1259 PAGE 353

First Mortgage on Real Estate

ELIZABETH RIDDLE
S.M.C.
MORTGAGE.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Sam R. and Beverly W. Zimmerman (hereinafter referred to as Mortgagor) SEND(S) GREETING:
IIIWHEREAS, 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-two Thousand Dollars ----- DOLLARS

(\$ 32,000.00), 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 30 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. 213 on plat of Traxler Park recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book F at pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Woodvale Avenue, joint front corner of Lots No. 213 and 214, said pin being 728.7 feet east from the northeast corner of the intersection of Woodvale Avenue and Byrd Boulevard, and running thence with the line of Lot No. 214 N. 25-13 W. 150 feet to an iron pin; thence N. 56-05 E. 101.1 feet to an iron pin; thence with the line of Lot No. 212 S. 25-13 E. 165 feet to an iron pin on the north side of Woodvale Avenue; thence with the north side of Woodvale Avenue S. 64-37 W. 100 feet to the beginning corner.

This is the same lot conveyed to the grantor's mother, Adelle H. Adams, by deed of Lehman A. Moseley dated June 20, 1941 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 234, Page 262.

ALSO, all that certain piece, parcel or lot of land, situate, lying and being on the north side of Woodvale Avenue near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot 212 on Plat of Traxler Park made by R. E. Dalton, Engineer, March 1923 recorded in the R.M.C. Office for Greenville, in Plat Book F at Pages 114 and 115 and having, according to said plat, the following metes and bounds, to-wit:

continued on back hereof.

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: