

REGISTRATION NO. 22  
COMPLIED WITH

BOOK 1271 PAGE 370

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

APR 2 1 47 PM '63 MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
CARRIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Morton F. And Betsy R. McArthur (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 FIFTEEN THOUSAND and No/100-----DOLLARS

(\$ 15,000.00 ), 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 Thirty (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, on the Southwestern side of Richbourg Drive, near the City of Greenville, County of Greenville, State of South Carolina, in Chick Springs Township being known and designated as a portion of Lot No. 1 as shown on plat entitled "Property of Fred Soentgen" dated November, 1950, prepared by Dalton & Neves, R.S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book T at page 317, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southwestern side of Richbourg Drive at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 2, S 42-56 W 200 feet to an iron pin; thence a new line through Lot No. 1, N 50-40 W 111.5 feet to an iron pin in the line of Tract No. 14; thence with the line of Tract No. 14, N 43-00 E 200 feet to an iron pin on the Southwestern side of Richbourg Drive at the joint front corner of Tract No. 14 and Lot No. 1; thence with the Southwestern side of Richbourg Drive S 50-40 E 111.5 feet to the point of BEGINNING and BEING the same property conveyed to Grantor by deed of R.H. Grant dated April 1, 1964, and recorded in Book 745 at page 547 of the Greenville County Registry.

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.