

GREENVILLE CO. S. C.

APR 11 10 01 AM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1272 PAGE 211

First Mortgage on Real Estate

REGISTRATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gird L. Berfield and Elizabeth M. Berfield

(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 Sixteen Thousand and 00/100----- DOLLARS

(\$ 16,000.00), 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 Twenty (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, City of Greenville, being shown and designated as Lot No. 65, on plat of Elletson Acres Subdivision, Section A, recorded in the RMC Office for Greenville County, S. C., in Plat Book "EE", at Page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Lockwood Avenue, joint front corner of Lots Nos. 65 and 66, and running thence along said Avenue, S. 0-14 W. 65 feet to an iron pin; thence with curve of said Avenue at the intersection of Lowndes Hill Road, S. 46-02 W. 28 feet to an iron pin; thence along the northerly side of said Road, S. 88-37 W. 155 feet to an iron pin; thence along line of Lot No. 64, N. 1-23 W. 85 feet to an iron pin; thence along line of Lot No. 66, N. 88-37 E. 178 feet to the point of BEGINNING.

ALSO: All that strip of land having a uniform depth of 4 feet and a uniform depth of 178 feet adjacent to the above mentioned Lot No. 65, and being described according to the above mentioned plat as follows:

BEGINNING at an iron pin on the westerly side of Lockwood Avenue, joint front corner of Lots Nos. 65 and 66 and running thence with joint line of said lots, S. 88-37 W. 178 feet to an iron pin in line of Lot No. 64; thence with line of said lots, N. 1-23 W. 4 feet to a point of corner of property now or formerly of Roy Page; thence with Page's line N. 88-37 E. 178 feet to an iron pin on westerly side of Lockwood Avenue; thence with the westerly side of said Avenue, S. 0-14 W. 4 feet to the point of BEGINNING.

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.