BOOK 1273 PAGE 20

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

APR 19 5 05 PM '73

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, H. J. MARTIN & JOE O. CHARPING

(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 ONE THOUSAND TWO HUNDRED ---------- DOLLARS ($ 41,200.00), with interest thereon at the rate of seven & 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 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 northerly side of Queen Ann Road, near the City of Greenville, S. C., being known and designated as Lot No. 46 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section II," as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, at pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Queen Ann Road, said pin being the joint front corner of Lots 46 and 47, and running thence with the common line of said lots N 29-51 W 203 feet to an iron pin the joint rear corner of Lots 46 and 47; thence N 89-29 E 151.4 feet to an iron pin; thence S 23-53 E 137.9 feet to an iron pin on the northerly side of Queen Ann Road; thence with the northerly side of Queen Ann Road S 66-12 W 59 feet to an iron pin; thence S 62-10 E 59 feet to an iron pin, the point of beginning.

~~Encumbered with a mortgage dated 2 Book 929 page 526~~

H.J.M.
J.O.C.

For Modification Agreement, see R.E.M. Book 1287 Page 74

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.