

FILED BOOK 1273 PAGE 641  
GREENVILLE CO. S. C.

APR 25 2 55 PM '12  
DUNNIE S. JACKERSLEY  
R.M.C.

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James A. Walden and JoAnn A. Walden---

(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 Thirty-three Thousand Six Hundred and No/100----- DOLLARS

(\$ 33,600.00-----), 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 Westerly side of Gatewood Avenue and being shown and designated as Lot No. 196 on the plat of a subdivision known as Section No. Four, Poinsettia and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Page 44, and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Westerly side of Gatewood Avenue, joint front corner of Lot No. 195 and Lot No. 196; thence running along the common line N. 58-55 W., 182.7 feet to an iron pin; thence along the rear of Lot No. 196 S. 38-35 W., 107.8 feet to an iron pin to the back rear corner of Lot No. 196 and Lot No. 197; thence along the common line S. 47-36 E., 191.87 feet to an iron pin on Gatewood Avenue; thence along Gatewood Avenue N. 45-58 E., 15.0 feet to a point; thence N. 34-07 E., 105.0 feet to a point; thence N. 31-06 E., 25 feet to an iron pin; 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.