First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 1277 PAGE 574

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David L. Bruin

(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

Twelve Thousand Eight Hundred and No/100ths---------- DOLLARS

($ 12,800.00), 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 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 the buildings and improvements thereon, situate on the West side of Jones Avenue, just outside the corporate limits of the City of Greenville, S. C., being known and designated as Lot No. 44 on plat of Crescent Terrace, plat of which is recorded in the R.M.C. Office in Plat Book "E", at Page 137, and having, according to survey made by C. M. Furman, Jr., Engineer, October 2, 1930, the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point on the West side of Jones Avenue, which point is 929.3 feet North of the Northwest corner of the intersection of Jones Avenue and Augusta Street, and running thence N. 89-10 W. 212.2 feet to an iron pin; thence N. 2-08 W. 70.1 feet to an iron pin; thence S. 89-10 E. 215.9 feet to an iron pin on the West side of Jones Avenue; thence along the West side of said Avenue, S. 0-50 W. 70 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.