

JUN 21 4 00 PM '73

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES LEWIS FOWLER AND
FRANKIE O. FOWLER

(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 THIRTEEN THOUSAND ONE HUNDRED AND NO/100THS ----- DOLLARS

(\$ 13,100.00), 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 15 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, in the Town of Simpsonville, located on the eastern side of South Main Street and having according to a plat prepared by C. O. Riddle, dated October 24, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Main Street, which iron pin is located 61.5 feet south of the intersection of South Main Street and Crisp Street and running thence with the line of other property of Simpsonville Methodist Church N. 86-17 E. 238.5 feet to an iron pin in line of property now or formerly of B. W. Brooks; thence with the line of property now or formerly of Brooks S. 3-00 E. 49.4 feet to an iron pin; thence continuing with the line of property now or formerly of Brooks S. 81-00 W. 239.6 feet to an iron pin on the eastern side of South Main Street; thence with the eastern side of South Main Street N. 3-00 W. 71.5 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Austin Township, located on the southwestern side of Burdett Road adjacent to property of Wilton Earl Fowler as shown on plat prepared by C. O. Riddle, dated April 11, 1969, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the edge of Burdett Road, which iron pin is located 8.5 feet on bank and running thence a total of 262 feet S. 54-00 W. to an iron pin; thence N. 4-18 E. 408 feet to an iron pin in center of Burdett Road to an iron pin back on line 22 feet; thence S. 63-18 E. 114 feet to an iron pin; thence down Burdett Road S. 21-30 E. 217.2 feet to the 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.