

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1283 PAGE 525

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. W. Hayes

(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

Five thousand and No/100----- DOLLARS

(\$ 5,000.00), 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 ten (10) 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 Greenville Township, facing Daniel Avenue and is triangular in shape, and known and designated as Lot 85 of Map 2 of Camilla Park, property of John B. Marshall Estate, plat recorded in Plat Book M at Page 86, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Daniel Avenue, which pin is 200.2 feet east of the southeastern intersection of Flora and Daniel Avenues, joint corner of Lots 72 and 85, and running thence along line of Daniel Avenue in a curve, S. 63-0 E. 92 feet to iron pin; thence S. 46 E. 55 feet to iron pin; thence continuing with curve of said Avenue, S. 37 E. 54 feet to iron pin, joint corner of Lots 84 and 85; thence along joint line of said lots, S. 59-30 W. 224 feet to iron pin, rear joint corner of Lots 84, 85, 74 and 75; thence along rear line of Lots 74, 73 and 72, N. 9-16 E. 240 feet to iron pin on Daniel Avenue, point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 390 at Page 331.

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.