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DONNIE S. TANKERSLEY

R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Martin L. Ussery and Sarabeth Ussery

(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 Twenty Four Thousand and No/100----- DOLLARS

(\$ 24,000.00), 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 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, situate, lying and being on the southeastern side of Bessie Avenue near Greer in Chicks Springs Township, Greenville County, South Carolina being shown and designated as Lot No. 44 on a plat of Woodland Heights, Property of the I. M. Wood Estate made by H. S. Brockman, Surveyor dated October 28, 1955 recorded in the RMC Office for Greenville County, S.C. in Plat Book GG, page 151 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bessie Avenue at the joint front corner of Lots Nos. 44 and 45 and running thence S. 39-15 E. 190 feet to an iron pin; thence along the line of Lot No. 27, S. 45-18 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 43 and 44; thence with the common line of said Lots, N. 39-15 W. 190 feet to an iron pin on Bessie Avenue; thence along the southeastern side of Bessie Avenue, N. 45-18 E. 100 feet to an iron pin, the beginning corner.

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.