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GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

FEB 22 3 04 PM '74
L. E. S. W. W. W. W. W.
R. I. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH H. McCOMBS

(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 Fifteen Thousand and No/100-----DOLLARS

(\$15,000.00-----), 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 fifteen (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, being known and designated as a part of Lot No. 36 on plat of Morgan Hill and being all of lot shown in County Block Book 125-1-25 and described as follows:

BEGINNING at a stake corner on Brandon Road and running thence 133 feet to an iron pin; thence N. 82 3/4 E. 59.4 feet to an iron pin; thence N. 7 1/4 W. 60 feet to an iron pin; thence S. 82 3/4 W. 173.7 feet to an iron pin in Brandon Road; thence with Brandon Road, S. 13 3/4 W. 50.8 feet to the beginning corner.

ALSO:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, situate, lying, and being on the eastern side of Woodside Avenue, and being a portion of Lots Nos. 34 and 35 of a map of Morgan Hill Addition as shown on plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book A, Page 69, and being more particularly described according to a plat of property of J. Hagood Bruce, recorded in the RMC Office for Greenville County, S. C., in Plat Book "JJ", Page 89, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Woodside Avenue, which iron pin is 89.8 feet in a southerly direction from the southeastern corner of the intersection of Woodside Avenue and Morgan Street, and running thence S. 89-11 E. 92.3 feet to an iron pin; thence N. 83-10 E. 51.9 feet to an iron pin; thence S. 6-44 E. 42 feet to an iron pin; thence S. 82-36 W. 164.4 feet to an iron pin on the eastern side of Woodside Avenue; thence along the eastern side of Woodside Avenue, N. 13-45 E. 60 feet to 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.

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