

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. TOWERS RICE

(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 One Hundred Eighty-Five Thousand and 00/100-----DOLLARS

(\$ 185,000.00 ), 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 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 shown on plat according to the Register of Mesne Conveyances Office of Greenville County, South Carolina in Plat Book GG at Page 131 entitled "Section 2, Oak-Crest," being a portion of Lot 151 on the western side of Florida Avenue and a portion of the adjoining property as shown on said plat, but not being a part of said subdivision, which lot has, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Florida Avenue 50 feet south from Alabama Avenue at the corner of property now or formerly owned by Ballard Concrete Company and running thence with the western side of South Florida Avenue S. 16-29 W. 730.2 feet to a concrete monument; thence N. 63-30 W. 177.3 feet to an iron pin in the line of Lot 169 of Oak-Crest Subdivision; thence with the rear lines of Lots 163 through 169 N. 16-29 E. 531.3 feet to an iron pin at the corner of Lot 162; thence, with the line of Lot 162 N. 22-13 W. 161.7 feet to an iron pin at the corner of Lot 155; thence with the line of Lot 155 N. 29-12 E. 101.2 feet to an iron pin at the corner of property now or formerly owned by Ballard Concrete Company; thence with the line of said property, S. 60-48 E. 259.8 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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