

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

KEITH H. & MARY ELLEN DEARTH (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 Thirty-Four Thousand Three Hundred and no/100 ----- DOLLARS

(\$ 34,300.00), 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, City of Greenville on the northwestern side of Beaufort Street, and being known and designated as Lot No. 120 as shown on a plat of Heritage Hills, prepared by Piedmont Engineers and Architects, dated May 26, 1964, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY at Page 187, and having according to said plat and also according to a more recent plat prepared by Piedmont Engineers and Architects, dated July 6, 1965, entitled "Property of A. Courtney Cobb, Jr." the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Beaufort Street at the joint front corner of Lots Nos. 119 and 120, and running thence with the line of Lot No. 119 N 17-39 W 188.5 feet to a n iron pin in the rear line of Lot No. 106; thence with the rear lines of Lots Nos. 106 and 105 S 65-53 W 100 feet to an iron pin at the joint rear corner of Lots Nos. 120 and 121; thence with the line of Lot No. 121 S 17-28 E 180.2 feet to an iron pin on the northwestern side of Beaufort Street; thence with the northwestern side of Beaufort Street N 70-07 E 100 feet to the point of 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.

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