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First Mortgage of Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James H. Hicks and Mildred C. Hicks

(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 Fourteen Thousand Eight hundred and no/100ths-----DOLLARS

(\$ 14,800.00), 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 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, situate on the western side of Henderson Street, being shown as Lot 51, Lot 52 and part of Lot 53 of Block A on a plat of City View Subdivision prepared by W. A. Adams, Surveyor, recorded in Plat Book A at Page 460 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Henderson Street and Summit Street and running thence with Henderson Street, N 00-30 E 125 feet to an iron pin; thence with a new line through Lot 53, S 89-1/2 E 150 feet to an iron pin in the line of Lot 4; thence with Lots 5, 6 and 7, S 00-30 W 125 feet to an iron pin on the northern side of Summit Street; thence with Summit Street, N 89-1/2 W 150 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of T. L. Jones, Jr. and Ethleen H. Jones to be recorded herewith.

ALSO: All that lot of land situate on the northern side of Montana Street (formerly Summit Street) and adjoining the afore-described property in the County of Greenville, State of South Carolina, being shown as a portion of Lot 6 and a portion of Lot 7 of Block A on a plat of City View Subdivision, prepared by W. A. Adams, recorded in Plat Book A at Page 460 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Montana Street at the joint front corner of Lot 7 and Lot 51 and running thence with Lot 51 and Lot 52, (continued on back)

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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