

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS D. CROFT
and ELIZABETH W. CROFT

(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 SEVENTEEN THOUSAND SIX HUNDRED AND NO/100 (\$17,600)----- DOLLARS

(\$ 17,600.00), 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 20 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, in the City of Greenville, County of Greenville, State of South Carolina, on the North Side of Club Drive being shown as all of Lot 48 on Plat of Property of Ables and Rasor, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book E at page 153, and having according to a recent survey and plat by R. B. Bruce, RLS, dated August 31, 1967, the following metes and bounds:

BEGINNING at an iron pin on the North side of Club Drive at a point 162 feet Southwest of the intersection of said Street with Byrd Boulevard; thence N. 23-23W. 177.5 feet to an iron pin; thence with the joint line of Lots 48 and 21, S. 65-36W. 76.5 feet to an iron pin; thence S. 23-23E. 177.7 feet to an iron pin on the North side of Club Drive; thence with the line of said Street, N. 65-30 E. 79 feet to point of beginning.

Being the identical property conveyed to the Mortgagor herein by deed of Seabrook Lucas Marchant dated November 27, 1974 and recorded of even date herewith.



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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