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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James F. Anderson

(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

Twenty-one Thousand Five Hundred and No/100 ----- DOLLARS

(\$ 21,500.00), 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, in Grove Township, containing 7.75 acres, and having according to a plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book DD at Page 185 the following metes and bounds:

BEGINNING at an iron pin on line of Jep Elrod, and running thence along his line, N 60-25 E 504 feet to an iron pin; thence, N 52-15 E 136 feet to a hickory on Cleveland line; thence, S 33-30 E 265 feet to an iron pin; thence, S 15-30 W 221.8 feet to an iron pin; thence, S 45-00 W 627 feet to an iron pin on corner of Charley Thompson; thence, N 77-00 W 245.5 feet to an iron pin; thence, N 0-13 E 435.5 feet to an iron pin, the point of beginning.

ALSO: All that piece, parcel or lot of land in Grove Township, County of Greenville, State of South Carolina, lying North of Grove Station, being known and designated as Lot Number 8 on plat recorded in the RMC Office for Greenville County in Plat Book S at Page 187 and having the following metes and bounds, to-wit:

BEGINNING at a point on Guest Avenue, joint corner of Lots 8 and Carson property and running thence, N 45-00 E 288 feet; thence, S 16-00 E 165 feet to the joint rear corner of Lots 7 & 8; thence along the joint line of said lots, 222 feet to Guest Avenue; thence, along said Avenue, N 24-24 W 100.5 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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