

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM WESTON, III, AND ELISE V.

WESTON

(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 Forty-five Thousand and No/100----- DOLLARS

(\$ 45,000.00), 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 thirty 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 Southern side of Cothran Street, being known and designated as Lot No. 13 and a small portion of Lot No. 14 as shown on a plat of Property of Wade Cothran, prepared by Dalton & Neves, dated July, 1927, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at page 163 and having, according to a more recent plat prepared by Jones Engineering Service, dated October 14, 1965, entitled "Property of Ruth B. Pamplin and W. W. Griffin", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book LLL at page 61, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Cothran Street, which iron pin is located 235 feet in a Northwesterly direction from the intersection of Cothran Street and McDaniel Avenue at the joint front corner of Lots Nos. 12 and 13 and running thence with the line of Lot No. 12 S. 9-35 W. 194.1 feet to an iron pin in the line of Lot No. 11; thence with the line of Lot No. 11 S. 47-00 E. 49.5 feet to an iron pin on the Northwestern side of McPherson Lane; thence with the Northwestern side of McPherson Lane N. 49-17 E. 37.2 feet to an iron pin; thence continuing with the Northwestern side of McPherson Lane N. 49-17 E. 12.8 feet to an iron pin; thence a new line through Lot No. 14 N. 74-30 W. 9.5 feet to an iron pin in the line of Lot No. 14; thence with the line of Lot No. 14 N. 9-25 E. 180.3 feet to an iron pin on the Southern side of Cothran Street; thence with the Southern side of Cothran Street N. 81-15 W. 65 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.