

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William M. Brooks (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 ----- One Hundred Thousand and no/100-----DOLLARS

(\$ 100,000.00), 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 fifteen 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 Greer, on the west side of Middleton Drive (New Street), and being more clearly shown and delineated on a plat thereof bearing legend "Property of E. C. Bailey, Greenville County, Greer, South Carolina" dated April, 1972, by Dalton & Neves Company Surveyors, and measuring and containing and butting and bounding as follows, to-wit:

Beginning at an iron pin on western right-of-way of Middleton Drive (New Road) at the joint corner of Gulf Oil Corp. property, (which iron pin is 180 feet from the southwest intersection of Wade Hampton Boulevard, U.S. Hwy. 29,) thence along right-of-way of Middleton Drive S. 25-59 E. 100 feet to an iron pin, thence along Investments Diversified Limited property S. 67-41 W. 200 feet to an iron pin, thence N. 25-52 W. 100 feet to an iron pin, joint rear corner of Gulf Oil Corp. property, thence along line of Gulf Oil Corp. property N. 67-41 E. 200.14 feet to the beginning corner, containing 19,960 Sq. Ft. or 0.458 Acres according to a plat entitled Property of E. C. Bailey, Greenville County, Greer, South Carolina, prepared by Dalton & Neves Co., Engineers dated April, 1972, aforesaid.



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.

RECORDED

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