

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dannon O. Jones

(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 Fifty-Five Thousand and no/100----- DOLLARS

(\$ 55,000.00) 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 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 the subdivision Highland, said land lying to the north of Easley Bridge Road and being shown and designated as Lot No. 5 according to a plat of Highland Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 146 and being more fully described as follows:

BEGINNING at an iron pin on the northern side of Easley Bridge Road at the joint front corner of Lots 4 and 5 and running thence S. 73-00 W. 65.1 feet to the joint front corner of Lots 5 and 6; thence N. 15-10 W. 127.7 feet to a point on the southern side of a 10' alley; thence N. 75-30 E. 65 feet to a point at the joint rear corner of Lots 4 and 5; thence with the line of Lot 4 S. 15-10 W. 125.6 feet to the point of beginning.

Less, however, such frontage on Easley Bridge Road back to a depth believed to be 4 feet claimed and/or belonging to the South Carolina State Highway Department as a result of the widening of Easley Bridge Road.

ALSO CONVEYED HERewith is the permanent parking easement reserved by Grantor herein when said Grantor entered into a contract of sale for Lots 3, 4, 19, and 20, with the Christian Fellowship Church, Inc.; said contract being recorded in the R. M. C. Office for Greenville County in Deed Book 1007 at Page 337, said easement being an easement appurtenant and running with Lot No. 5 conveyed herein with said easement providing for the parking on Monday through Saturday of up to 50 vehicles on Lots 19 and 20 of Highland Subdivision and also such rights of ingress and egress over said Lots 19 and 20 as may be reasonably necessary.

ALSO CONVEYED HERewith is all of the Grantor's right, title and interest which the Grantor reserved in the contract of sale with the Christian Fellowship Church, Inc. in a 10' wide strip lying between lots 4 and 5 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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