

FILED
GREENVILLE CO. S. C.

BOOK 1350 PAGE 892

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE O'SHIELDS BUILDERS, INC.

(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 THOUSAND AND 00/100----- DOLLARS

(\$ 40,000.00), 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 29 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 Town of Mauldin, at the northwestern corner of the intersection of Kingsley Drive and Muirwood Drive and being known and designated as Lot 31 on a plat of Section No. IV, Knollwood Heights, recorded in the RMC Office for Greenville County, South Carolina, in plat book 4N at page 74 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of lots 31 and 32 on the westerly edge of Kingsley Drive and running thence along a line of lot 32, S. 75-01 W., 169.8 feet to a point; thence along a line of Coker and R. V. Chandler, Jr. S. 14-08 E., 279.3 feet to a point on the edge of Muirwood Drive; thence along the edge of Muirwood Drive, N. 33-08 E., 259.8 feet to a point; thence along the intersection of Muirwood Drive and Kingsley Drive, N. 8-41 W., 37.2 feet to a point; thence along the edge of Kingsley Drive N. 32-59 W., 73.2 feet to the beginning corner.



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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