

FILED  
GREENVILLE CO. S. C.

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First Mortgage on Real Estate

DONNE S. TANKERSLEY  
R.H.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank Towers Rice -----(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-two Thousand and No/100 ----- DOLLARS

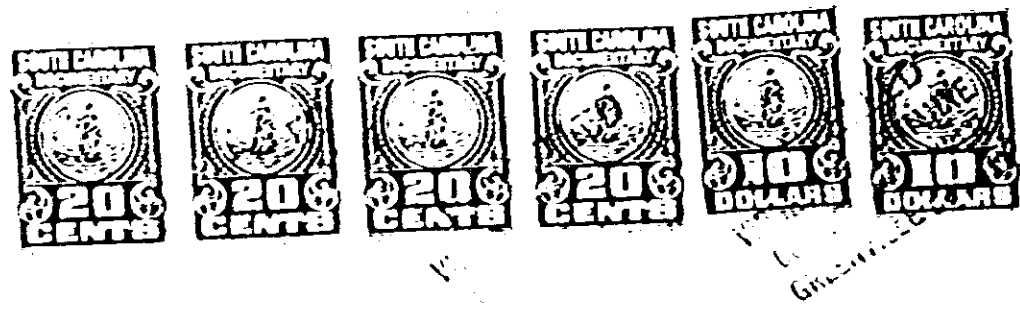
(\$ 52,000.00 ---), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is ---17 ----- years after the date hereof, unless extended by mutual consent, the 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, located on the southwest side of Buncombe Road, being known and designated as Lot No. 16 and a greater portion of Lot No. 15 of Block "A" on plat of lands of Mountain View Land Co., as recorded in Plat Book A at Pages 396 and 397 in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of Buncombe Road and Gridley Street and running thence along the southwest side of Buncombe Road S. 57 -30 E., 121 feet to an iron pin in the front line of Lot No. 15 at the corner of property now or formerly owned by E. D. Roy; thence with said Roy line S. 35-45 W., 154.2 feet to an iron pin on the northeast side of a ten foot (10) alley; thence with the northeast side of said alley N. 55-30 W., 25.5 feet to an iron pin at the intersection of said alley and Gridley Street; thence with the east side of Gridley Street, N. 2-00 E., 91.6 feet to a point; thence continuing along said Gridley Street N. 3-58 E., 84.4 feet to an iron pin in the southeast corner of Buncombe Road and Gridley Street 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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