

DONNE S. TANNER SLOTT
R.M.C.

First Mortgage on Real Estate
Fidelity Federal Savings & Loan Assoc.
P. O. Box 1268
Greenville, S. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

O. S. Elliott, Jr. ----- (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 Nineteen Thousand Eight Hundred and No/100 ----- DOLLARS

(\$ 19,800.00 -----), 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,

ALL that certain piece, parcel or tract of land, together with all improvements thereon, located, lying and being in Gantt Township, County of Greenville, State of South Carolina, being the major portion of Tract No. 25 on plat entitled "Property of E. A. Smyth, et al", made by Dalton & Neves, dated November, 1935, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book D at Page 171 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Highway # 29 at the joint front corner of Tracts 24 and 25 and running thence N. 83-42 W., 569.3 feet to an iron pin in the eastern edge of the right of way of Southern Railway; thence with said right of way N. 16-51 E., 210.4 feet to an iron pin at the joint corner of Tracts 25 and 26; thence S. 80-17 E., 533 feet to an iron pin on the western side of Highway # 29; thence with National Highway #29, S. 6-40 W., 175 feet to the beginning corner.

LESS, HOWEVER: A certain tract containing .65 acre conveyed by the late Joel F. Ginn to Charles F. Williams by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 669 at Page 113 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of property owned now or formerly by Charles F. Williams and running thence N. 83-42 W., 394.3 feet to an iron pin on the right of way of Southern Railroad; thence, with said railroad right of way, N. 9-35 E., 75.2 feet to an iron pin; thence S. 83-42 E., 382 feet to an iron pin at the rear corner of property owned now or formerly by Charles F. Williams; thence S. 6-40 W., 75 feet to an iron pin, the point and place of beginning.

-----Continued on Attached Schedule -----

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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