

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles W. Morris and Christine S. Morris

(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 **SIXTEEN THOUSAND FORTY & SIXTY FOUR CENTS** DOLLARS

(\$ 16,040.64), 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 **eight** 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.

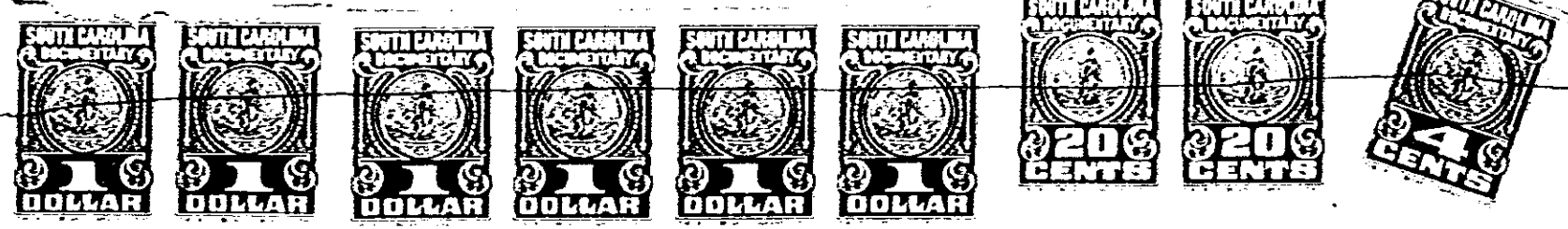
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, lying south of the State Park (Batson Road), about four miles east of the City of Greenville and near the old Reid School property, being shown on a plat of property made for Clifton H. and Maude D. Simmons by C. O. Riddle, Surveyor, dated January, 1968, to be hereafter recorded and having the following courses and distances:

BEGINNING on an iron pin on the J. E. Batson line, the northeastern corner of the lot conveyed herein, and runs thence with the Batson line, S. 16-17 W. 417.5 feet to an iron pin; thence N. 73-43 W. 417.5 feet to an iron pin at corner of right-of-way of proposed road or street; thence N. 16-17 E. 417.5 feet to an iron pin; thence S. 73-43 E. 417.5 feet to the beginning, containing 4 acres, more or less, and being a portion of that property conveyed to the grantors by deed on record in the R.M.C. Office for Greenville County in Volume 253, at page 105.

ALSO, the right of ingress and egress over and upon that strip of land 50 feet in width extending from the State Park (Batson Road) along and upon the above described tract of land, which being agreed that the 50 foot strip of land shall remain open at all times for the use and benefit of any persons, including the grantees, who may own property adjoining or abutting said right-of-way and roadway, the grantees tract herein conveyed, also being subject to the easement and right-of-way created in this and other deeds.

This being the same property conveyed to the mortgagor by Clifton H. and Maude Simmons dated February 14, 1968 at Book 837, page 595.



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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