

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: GENE HUNTER & PHILLIP ROGERS

(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
 Thirty Two Thousand and no/100 ----- DOLLARS

(\$ 32,000.00), 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, on the northeastern side of Henderson Circle and being known and designated as a portion of Lot No. 14 on Plat of Property of Addie W. Long prepared by Madison E. Woodward, dated December 18, 1963, recorded in the RMC Office for Greenville County in Plat Book "FFF", at Page 25 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Henderson Circle located N. 9-30 W., 270 feet from the northwestern corner of the intersection of Henderson Circle and Longview Terrace, which point is also 70 feet from the joint front corner of Lots 12 and 14 and running thence along the northeastern side of Henderson Circle N. 39-30 W., 110 feet to an iron pin at the southwestern corner of Lot 14; thence along the northwestern side of Lot 14, N. 47 E., 312 feet to an iron pin; thence S. 43 E. 110 feet to a point in the rear line of Lot 14; thence through Lot 14, S. 47 W. 317.5 feet, more or less, to the point of beginning, together with the easement for water line pipes described in the deed from Addie W. Long to Mortgagors.

This is the same property conveyed to mortgagors herein by deed from Addie W. Long recorded herewith.

Mortgagees address: P.O. Box 1268
 Greenville, S.C. 29602

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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.