Mortgagee: P.O. Box 1268
Greenville, S.C.

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GREENVILLE CO. S. C.
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BONNIE S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 803

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. Bruce Shaw and Barbara W. Shaw

(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 Seventeen Thousand and No/100----------DOLLARS

($ 17,000.00), 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 ten (10) 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, City of Greenville, at the Northeast corner of the intersection of Mont Vista Avenue and Penn Street (formerly known as Smith Street), being shown as part of Lot No. 12 of the D. T. Smith property on Plat made by C. M. Furman, March 1923, recorded in Plat Book F, at page 108, R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Mont Vista Avenue and Penn Street, and running thence along Penn Street, N. 25-40 W. 200 feet to an iron pin; thence along rear line of Lot No. 11, N. 64-20 E. 66.66 feet to an iron pin; thence running through Lot No. 12, S. 25-40 E. 200 feet to Mont Vista Avenue, S. 64-20 W. 66.66 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by deed recorded in Deed Book 645 at page 57, recorded on February 22, 1960. This property was conveyed to the Mortgagors from Roland Farkas.

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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