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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles E. Green and Charles F.

Conly, (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 Six Thousand Two Hundred ----- DOLLARS

(\$ 6,200.00-----), 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 ----- 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, in Greenville Township, the same being a portion of Lot 3 as shown on a plat thereof of a subdivision of Elizabeth D. Ware on Viewpoint Drive and having, according to said plat, recorded in Book "M" at Page 27 in the RMC Office for Greenville County, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Marion Road at the joint front corners of Lots 4 and 3 and running thence with Marion Road, S 66-25 E 79 feet to an iron pin; thence S 41-15 W, through the center of Lot No. 3 as shown on said plat, 183.5 feet to an iron pin on Viewpoint Drive; thence along said Drive in a southward direction 75 feet to an iron pin at the joint rear corners of Lots 4 and 3 as shown on said plat; thence along the joint line of Lot No. 3 and 4, N 41-15 E 157 feet to the point of beginning. The same being a portion of Lot No. 3 heretofore conveyed to the grantor and recorded in Deed Book 489 at Page 239.

This is the same property conveyed to the mortgagors herein by deed dated December 20, 1977, and recorded herewith, from Ruth O'Bryant, Elizabeth C. Pendleton, Lee Foy Cater and Robert M. Cater.

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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