

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary L. Miller ----- (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 Twenty Thousand and No/100 ----- DOLLARS

(\$20,000.00 -----), 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 ---20----- 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 those pieces, parcels or lots of land, with improvements thereon, situate, lying and being on the southern side of Hillcrest Street, in the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lots 15 and 16 of Block B, on plat of Highland Terrace prepared by James R. Bates, dated May 7, 1918 being recorded in Plat Book E at Page 102 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hillcrest Street at the joint corner of Lots 14 and 15 and running thence along the common line of said lots S. 23-30 W., 190 feet; thence N. 66-30 W., 100 feet to an iron pin at the joint rear corner of Lots 16 and 17; thence along the common line of said lots N. 23-30 E., 190 feet to an iron pin on the southern side of Hillcrest Street; thence along said Hillcrest Street, S. 66-30 E., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lester E. Dellinger, et al, recorded in the R.M.C. Office for Greenville County in Deed Book 981 at Page 723 on the 16th day of August, 1973.

Fidelity Federal intends to exercise its option under paragraph nine (9) of this mortgage.

This mortgage may not be assumed.

Mary L. Miller

This is a second mortgage, junior in priority to that certain note and mortgage heretofore executed unto Fidelity Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County in REM Book 1288 at Page 107.

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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