

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Crane-Whatley Partnership (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 Thousand and No/100ths-----DOLLARS

(\$ 30,000.00), 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 18 months ~~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 northern side of Lilly Street being shown and designated as Lots 1, 2, and 3 on plat of property of Beattie E. Huff, dated July 21, 1970, prepared by Jones Engineering Service, recorded in Plat Book 4E at Page 139, a copy of which is craved for a more complete metes and bounds description.

ALSO: 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 northern side of Lilly Street, being shown and designated as Lots No. 12 and 16 on plat of Huntly Acres, dated June 3, 1968, prepared by R. B. Bruce, RLS, recorded in Plat Book WWW at Page 20, a copy of which is craved for a more complete metes and bounds description.

Derivation: Deed of T. Walter Brashier recorded November 1, 1972 in Deed Book 959 at Page 310.

The term of this Mortgage and subject Note is eighteen months with interest payable thereon semi-annually at the rate of nine per cent per annum with a principal reduction of \$15,000.00 on the 12th month and the balance of the principal to be paid on the last business day of the 18th month.

It is understood and mutually agreed by and between the Mortgagor and Mortgagee that this is a wrap around lien subject only to those certain mortgages presently owned by Fidelity Federal Savings and Loan Association and recorded in Mortgage Book 1163 at Pages 618, 615, and 621 and Mortgage Book 1155 at Pages 293 and 296.

It is further understood and mutually agreed that the subject loan is non-assumable and that Fidelity Federal Savings and Loan Association intends to exercise its options set forth in Paragraph 9 of the subject

~~mortgage~~ 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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