

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: William Sloan Smith

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

(\$ 15,000.00 ), 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 thirty (30) 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, and being designated as Tract Two on a plat prepared of said property by Dalton & Neves Company, Engineers, March, 1978, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-M, at Page 34, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a nail and cap in or near the center of Riley Smith Road, and which said point is 571.3 feet south of the intersection of Riley Smith Road and Pelham Road, and running thence with Riley Smith Road, S. 5-40 E. 172.2 feet to a nail and cap in or near the center of said Road; thence continuing with said Road, S. 8-30 E. 143.5 feet to a nail and cap in or near the center of said Road; thence continuing with said Road, S. 12-53 E. 140 feet to a nail and cap in or near the center of said Road; thence, continuing with said Road, S. 24-08 E. 100 feet to a nail and cap in or near the center of said Road; thence N. 45-01 E. 375.2 feet to an iron pin; thence, S. 44-11 E. 210 feet to an iron pin; thence, N. 45-49 E. 95.5 feet to a stone; thence, N. 7-02 E. 159 feet to an iron pin on the edge of a creek; thence running with the center of the creek as the line, the traverse being: S. 86-33 E. 393.25 feet to a point; thence, N. 17-30 W. 414.8 feet to an iron pin; thence, S. 80-43 W. 675.6 feet to an iron pin; thence, S. 73-55 W. 219.6 feet to a nail and cap in or near the center of Riley Smith Road, the point of Beginning.

For derivation of above property, see Deed of Wayne B. Smith to Mortgagor dated April 7, 1978, in which said Deed is recorded in the R.M.C. Office for Greenville County, South Carolina, In Deed Book 1076, at Page 749.

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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.

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