

GREENVILLE CO. S.C.
First Mortgage on Real Estate
259 P.M.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Barbara W. Ellison

(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-Two thousand five hundred thirty-eight dollars and 73/100ths-----DOLLARS

(\$ 32,538.73), 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 19 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:

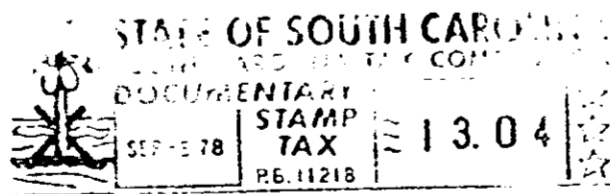
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, shown as Lot 16 on a Plat entitled Gower Estates, Section F, recorded in Plat Book JJJ at Page 99, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the West Side of Charlbury Street at the joint front corner of Lot Nos. 16 and 17 and runs thence along the line of Lot No 17 S 64-31 W 199.4 feet to an iron pin; thence S 19-23 E 105.5 feet to an iron pin; thence N 70-08 E 215.4 feet to an iron pin; thence N 19-52 W 1.25 feet to an iron pin on the South edge of a turn-around on Charlbury Street; thence with the curve of Charlbury Street (the Chord being N 59-00 W 65 feet) to an iron pin; thence still with the curve of Charlbury Street (the chord being N 7-09 E 54.2 feet) to an iron pin; thence still along Charlbury Street N 19-56 W 25 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 790, page 139, and is also subject to the drainage easement along the South Side of the Lot as shown on the Plat referred to above.

GCTO
-----3 SE. 5 78 1213



This is the identical property conveyed to the grantor herein by deed of Conyers & Gower, Inc. dated November 11, 1965, and recorded in the R. M. C. Office for Greenville County in Deed Book 809 at page 165 on November 11, 1965.

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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