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RECORDING DEPARTMENT

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

36451

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard L. Perkins

(hereinafter referred to as Mortgagor) SEND(S) GREETING(S)

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 - NINETEEN THOUSAND EIGHT HUNDRED AND NO/100THS- DOLLARS (\$19,800.00), with interest thereon at the rate of six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty-five 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 (\$300) 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, being shown and designated as Lot No. 39 on plat of Section II, Edwards Forest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Page 20 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Cannon Lane at the joint front corner of Lot Nos. 38 and 39 and running thence S. 36-57 E. 167.5 feet to an iron pin; thence N. 54-54 E. 100.05 feet to an iron pin at the joint rear corner of Lot Nos. 39 and 40; thence with the joint line of said lots, N. 36-57 W. 170.7 feet to an iron pin on the southeasterly side of Cannon Lane; thence with the southeasterly side of Cannon Lane, S. 53-03 W. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Cannon & Cannon, Inc. to be recorded herewith.

The Mortgagor agrees that after the expiration of ten years from the date hereof, the Mortgagee may at its option...

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