

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. J. McCarty

(hereinafter referred to as Mortgagor) SFXD(S) GREENVILLE

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-Five Thousand Five Hundred and No/100--- DOLLARS (\$ 25,500.00), with interest thereon at the rate of SIX per cent per annum as evidenced by the Mortgagee'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 15 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 Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee may be indebted to the Mortgagor 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 # 196 on a plat of Botany Woods, Sector IV, recorded in the RMC office for Greenville County in Plat Book YY at Page 23, and being further described according to said plat as follows:

BEGINNING at an iron pin on the northeast side of Bridgewater Drive, at the joint front corner of lots # 197 and 196, and running thence with the line of lot 197, S. 76-30 W. 194.5 feet to iron pin in line of lot 84; thence with the line of lot 84, N. 17-35 W. 142.1 feet to an iron pin on the northern side of Hearthstone Lane; thence along Hearthstone Lane, N. 77-04 E. 176.1 feet to iron pin; thence along the curve of the intersection of Hearthstone Lane and Bridgewater Drive; the chord of which is N. 59-00 W. 36.0 feet to iron pin on the northeast side of Bridgewater Drive; thence along Bridgewater Drive, N. 14-56 W. 115.0 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed to be recorded.