

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Dexter L. Brown  
(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty-seven Hundred Fifty and No/100 DOLLARS (\$ 2,750.00), with interest thereon from date at the rate of four (4%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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, Greenville Township, on the Southern side of the Easley Bridge Road, near the City of Greenville, being a portion of Lot No. 2 as shown on Plat of Edgemont, made by F. G. Rogers in June, 1915, recorded in Plat Book D at Page 35, and an adjoining strip between said lot and Easley Bridge Road, and described as follows:

"BEGINNING at a stake on the Southern side of Easley Bridge Road, corner of Judson Mills property, and running thence with the line of said property S. 9-30 E. 102.7 feet to a stake, corner of Lot No. 4; thence with the line of said lot, S. 80-30 W. 69.5 feet to a stake, corner of property of Jessie Q. Merritt; thence with the line of said property, N. 10-20 W. 89.7 feet to a stake; thence with the southern side of Easley Bridge Road, N. 70-30 E. 70.7 feet to the beginning corner."

Subject, however, to the easements for water, sewer and power lines reserved in the deed of Judson Mills to C. C. Bruce, recorded in Book of Deeds 265 at Page 173, and including the easement for right-of-way described in the Deed of Jessie Q. Merritt to C. C. Bruce, recorded in Book of Deeds 261 at Page 105.

Said premises being the same conveyed to the mortgagor herein by Edwin McT. Meares by deed of even date to be recorded herewith.

PAID AND SANCTIONED IN FULL  
THIS 26 DAY OF May 19 58  
FIDELITY FEDERAL SAVINGS & LOAN ASSO.  
BY Elizabeth Ricall  
Secretary-Treas.  
WITNESSES:  
Ann Macfarland  
Minnie Stanice

RECORDED AND CANCELLED OF RECORD  
THIS 27 DAY OF May 19 58  
P. M. O. FOR GREENVILLE COUNTY, S. C.  
AT 10:40 O'CLOCK A. M. NO. 12603

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.