

First Mortgage on Real Estate

JUN 9 9 57 AM 1994

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. G. PHILLIPS

(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 -----
----- Twenty-Five Hundred and No/100 ----- DOLLARS
(\$ 2500.00), with interest thereon at the rate of six & one-half 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 8 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, Greenville Township, being known as part of Lot B-1 as shown on plat known as the Ansel Arnold Plat, recorded in Plat Book A at Page 512, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin 3x on right-of-way of Piedmont and Northern Railroad, and 3x of lot now or formerly owned by Lula Baker, and running thence with Baker line S. 76 3/4 W. 100 feet to iron pin; thence S. 4-30 W. 50 feet to iron pin; thence N. 76 3/4 E. 100 feet to iron pin on right of way line; and thence with said right of way N. 4-30 E. 50 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed of Peoples National Bank, as Executor under the will of Nell G. Parrish, et al, to be recorded herewith.

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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