

MORTGAGE

SEP 13 3 29 PM 1965

BOOK 1007 PAGE 398

ELLIE FAYNE WORTH
A.D.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James William Durham

(hereinafter referred to as Mortgagor) LEND(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 Thousand and No/100 ----- DOLLARS (\$ 20,000.00), with interest thereon at the rate of 5 3/4 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 25 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, being known and designated as Lot 2 according to plat entitled Revised Portion Tract A of Joseph E. Crosland Property, recorded in Plat Book VV at Page 7, R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at a point on the southern corner of Tracts 2 and 3, and traveling S. 3-10 E. 272.1 feet to point on Saluda Lake; thence following a traverse line S. 61-49 W. 143.4 feet to a point which is the southern joint corner of Tracts 1 and 2; thence along line of said tracts, N. 3-10 W. 352.7 feet to point; thence N. 86-50 E. 130 feet to the beginning corner. Being all of the property conveyed to the mortgagor by deed recorded in Deed Book 750 at Page 480."

ALSO: An easement and/or the right of ingress and egress over and upon the 20 foot drive as shown on said plat, traveling across the northern portion of Tract 1, said easement and/or right to be for the purpose of access to the tract hereinabove conveyed.

ALSO: The right of ingress and egress over the two 18 foot roadways as described in Deed Book 314 at Page 168.

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.