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BOOK 1021 PAGE 124

First Mortgage on Real Estate

GREENVILLE
S. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lois Gregory Mace

(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 ----- Fifteen Thousand and No/100 ----- DOLLARS (\$ 15,000.00), 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 20 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, in the City of Greenville, on the northeastern side of Batesview Drive, being shown as Lot 45 on plat of University Heights, recorded in Plat Book Y at Page 53, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the northeastern side of Batesview Drive, at the joint front corner of Lots 45 and 46, and running thence with line of Lot 46 N. 56-13 E. 242 feet to pin; thence with the rear line of Lot 98 N. 31-16 W. 100 feet to pin, corner of Lot 44; thence with line of said lot S. 56-13 W. 245 feet to pin on Batesview Drive; thence with the northeastern side of said Drive S. 33-35 E. 100 feet to the point of beginning. Being the same property conveyed to the mortgagor by deed of Harry W. Fowler, to be recorded herewith."

ALSO:

"All that lot of land in the County and State aforesaid, in the City of Greenville, known and designated as Lot 42 on plat of Property of E. G. Glenn, recorded in Plat Book F at Page 148, and according to a survey by J. C. Hill is described as follows:

"BEGINNING at an iron pin on the southeastern side of Brunson Street (formerly Grace Street), at the joint front corner of Lots 42 and 43, and running thence with line of Lot 43, S. 28-22 E. 150 feet to iron pin in line of Lot 1; thence with the rear line of Lot 1, N. 61-38 E. 55 feet to an iron pin, corner of Lot 41; thence with line of said lot, N. 28-22 W. 150 feet to iron pin on Brunson Street; thence S. 61-38 W. 55 feet to the point of beginning. Being the same property conveyed to mortgagor by deed recorded in Deed Book 455, Page 216." 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.