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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Edward C. Taylor and Katharine B. Taylor

(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
Fourty Thousand DOLLARS

(\$ 40,000.00), with interest thereon at the rate of Six and 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 Twenty five 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,

ALL that piece, parcel and lot of land situate, lying and being on the easterly side of Rockingham Road, near the City of Greenville, South Carolina, being designated as Lot No. 23 on the Plat of "Barksdale" made by Dalton & Neves, Engineers, dated December, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 118-119, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Rockingham Road, joint front corner of Lots 22 and 23, and running along the line of Lot 22, S. 74-22 E., 261 feet to an iron pin on rear line of Lot 37; thence along the rear line of Lot 37, S. 16-52 W., 135 feet to an iron pin, joint rear corner of Lots 23, 24, 36 and 37; thence along the line of Lot 24, N. 77-52 W., 250 feet to an iron pin, joint front corner of Lots 23 and 24; thence along Rockingham Road, N. 12-08 E., 150 feet to an iron pin, the beginning corner.

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.