

FILED
GREENVILLE CO. S. C.

MAY 15 4 33 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1155 PAGE 245

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRED S. BREEDEN &

SHIRLEY E. BREEDEN

(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 Eighteen Thousand Five Hundred and No/100----- DOLLARS (\$ 18,500.00), with interest thereon at the rate of eight 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, on the Southern side of Woodmont Circle and the Western side of the right of way of the new Augusta Road (U. S. Highway No. 25) being a portion of Lots Nos. 12 and 13, Block D, on a plat of BROOKFOREST, dated August, 1950, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, pages 40 and 41, and being shown as Lot No. 13 on a Plat of a Revision of Lots Nos. 1, 2 and 13 of Brookforest, made by Jones Engineering Services, dated December, 1969, recorded in the RMC Office for said County and State in Plat Book 4-D, page 43, and having according to the last mentioned plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Woodmont Circle at the joint front corners of Lots Nos. 13 and 14, Block D, of Brookforest, and running thence along the Southern side of Woodmont Circle, N. 73-36 E. 91.8 feet to an iron pin; thence along the right of way of the New Augusta Road and through Lots 12 and 13, Block D, S. 8-54 E., 216 feet to an iron pin; thence S. 88-06 W., 90 feet to an iron pin at the joint rear corners of Lots Nos. 13 and 14, Block D; thence along the common line of said lots, N. 9-45 W., 195.9 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.