

GREENVILLE CO. S. C.

JUL 9 10 57 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1198 PAGE 268

Main

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SUSAN B. PATTERSON

(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-Two Thousand and no/100----- DOLLARS (\$ 22,000.00----), with interest thereon at the rate of Seven and 1/2--- 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, on the western side of Broughton Drive, being shown as Lot 9, Section G, on plat of Croftstone Acres, recorded in Plat Book S at pages 78 and 79 in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

Beginning at a point on the western side of Broughton Drive at the joint front corner of Lots 9 and 10, Section G, and running thence along the common line of said lots in a westerly direction 267.7 feet to a point, joint corner of Lots 9, 10, 19 and 20, Section G; thence along the common line of Lots 9 and 20 in a southeasterly direction 75 feet to a point, joint corner of Lots 8, 9, 20 and 21, Section G; thence along the common line of Lots 8, 9, in a southeasterly direction 258.5 feet to a point on the western side of Broughton Drive; thence along the western side of Broughton Drive, N 2-50 W 87 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed of H. Floyd Cring and Frances J. Cring 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.