

FILED  
GREENVILLE CO. S.C. 1202 PAGE 227  
JUN 12 11 13 AM '71  
OLLIE FARNSWORTH  
R.M.C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Arthur Manning and Margaret E. (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
Manning

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, Two Hundred Fifty and No/100 (\$20, 250. 00)-----DOLLARS

(\$ 20, 250. 00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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 16 as shown on plat of Property of Ernestine Massey, prepared by Webb Surveying Co., October 1960, recorded in the R. M. C. Office for Greenville County in Plat Book 4F at Page 7 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Maxcy Avenue, joint front corner of Lots 16 and 17 and running thence with the joint line of said lots, S. 14-41 E. 248. 75 feet to an iron pin on the bank of a branch, which is the property line; running thence along a traverse line of said branch, S. 63-49 W. 130 feet to an iron pin on the bank of said branch, joint rear corner of Lots 15 and 16; thence with the joint line of said lots, N. 8-59 W. 275. 45 feet to an iron pin on the southern side of Maxcy Avenue; thence with the southern side of Maxcy Avenue, N. 74-59 E. 100 feet to the point of beginning; being the same conveyed to us by Holland Reeves by deed of even date to be recorded herewith.

Maxcy Avenue is also known as Maxie Avenue.

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.