

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. H. FOWLER

(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

TEN THOUSAND AND NO/100----- DOLLARS

(\$10,000.00), 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 13 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 certain piece, parcel or lot of land on the Southern side of Buncombe Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as A. Mahaffey on plat of property of Eliza Powell recorded in Plat Book C, at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on Southern side of Buncombe Street 145 feet, more or less, in a Southeasterly direction from the intersection of Lloyd Street and Buncombe Street at corner of property formerly owned by Stephen King; thence along the Southern side of Buncombe Street in a Southeasterly direction 63.5 feet, more or less, to an iron pin at the corner of property now or formerly of Carlisle; thence with the line of that property S. 56-03 W. 208.5 feet to pin at corner of property now or formerly of Thomas H. Hammond; thence with the line of Hammond property N. 32-20 W. 63.5 feet to an iron pin; thence N. 56-03 E. 208.5 feet to the point of beginning; less, however, the strips of land conveyed to the City of Greenville by deeds recorded in Deed Book 109, Page 16, and Deed Book 387, at Page 388 for the purpose of widening Buncombe Street.

The above property is the same conveyed to the Mortgagor by deed recorded in Deed Book 557, at Page 186.

The above property is conveyed subject to any and all rights-of-way, easements or restrictions of record.

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.