

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Azile C. Cope, (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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Seventeen Thousand** -----
DOLLARS (\$ 17,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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, in Paris Mountain Township, being known and designated as Tract No. 2 as shown on plat of the property of James H. Cope, prepared by J. Mack Richardson, Engineer, in March, 1945, recorded in the R. M. C. Office for Greenville County in Plat Book O, Page 157, and being more particularly described, according to said plat, as follows:

BEGINNING At a point 184.2 feet North of an iron pin at the corner of the property of T. R. Watson and James H. Cope, and running thence S. 64-55 W. 334.8 feet to an iron pin; thence N. 30-38 W. 112.9 feet to an iron pin; thence N. 64-55 E. 318.2 feet to an iron pin; thence S. 39-11 E. 115.8 feet to an iron pin, the beginning corner.

The above property is subject to a 50-foot easement of the State Highway Department along the front of the premises.

ALSO All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as the northern one-half of Lot No. 41, Section B, of the property of Stone Land Company according to a plat thereof dated June 4, 1909 and recorded in the R. M. C. Office for Greenville County in Plat Book A, Pages 337-345, inclusive, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin at the southeast corner of the intersection of Randall Street and Townes Street and running thence along the southern edge of Randall Street S. 85-13 E. 100 feet to an iron pin at the corner of Lot No. 43, Section B; thence along the line of said lot, S. 1-41 W. 100 feet to an iron pin; thence N. 85-13 W. 100 feet (a new line) to a point on the eastern edge of Townes Street; thence along the eastern edge of Townes Street, N. 1-41 E. 100 feet to the beginning corner.

The above property is subject to a right-of-way and easement to the City of Greenville for storm sewer.

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.