

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John M. Brown, Jr.

(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 Sixty-One Hundred and No/100

DOLLARS (\$ 6100.00), with interest thereon from date at the rate of Five & One-Half 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 Gantt Township, being on the Southern side of Potomac Avenue, in the City of Greenville, being known and designated as lot # 250 and the eastern half of lot # 249, as shown on plat of Pleasant Valley, recorded in Flat Book P at Page 92, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Potomac Avenue, at joint front corner of lots # 250 and 251, said pin being 279.9 feet Southwest of iron pin on the Southwest corner of the intersection of Potomac Avenue with Prosperity Avenue; thence S. 0-08 E. 130 feet to an iron pin at joint rear corner of lots # 250 and 251; thence N. 29-29 W. 19.6 feet to iron pin; thence S. 61-57 W. 90.35 feet to iron pin in center of rear line of lot # 249; thence N. 0-08 W. 154.6 feet to iron pin in center of front line of lot # 249; thence along southern side of Potomac Avenue, N. 89-52 E. 90 feet to iron pin at joint front corner of lots # 250 and 251, the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 391 at Page 67.

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.