BOOK 875 PAGE 572

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. E. Robinson, Jr. and Richard M. Gaffney
(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 ----------Twenty-One Thousand and No/100 ---------- DOLLARS ($21,000.00), with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Seventy-Seven and No/100 Dollars ($177.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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 northeastern side of Chantilly Drive, near the City of Greenville, shown as Lot 165 on plat of Botany Woods, Section III, recorded in Plat Book RR at Page 37, in the R.M.C. Office for Greenville County, and according to said plat described as follows:

BEGINNING at an iron pin on the northeastern side of Chantilly Drive, at the front corner of Lot 164, and running thence with the northeastern side of said drive, N. 53-59 W. 80 feet to point; thence continuing with the northeastern side of said Drive, N. 46-10 W. 80 feet to iron pin at the front corner of Lot 166; thence with line of said lot, N. 53-04 E. 173 feet to iron pin at the rear corner of Lot 163; thence with line of said lot, S. 21-14 E. 114.5 feet to iron pin at the rear corner of Lot 164; thence with the side line of said lot, S. 29-55 W. 115 feet to the beginning.

Being the same property conveyed to the mortgagors by deed of Botany Woods, Inc. 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.