

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frederick W. Hesse and Harriet S. Hesse

(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 - - - - Sixteen Thousand Five Hundred and No/100 - - - - - DOLLARS (\$ 16,500.00), with interest thereon from date at the rate of five and three-fourths per centum per annum, and principal and interest to be repaid in monthly instalments of One Hundred Twenty and No/100 - - - - Dollars (\$ 120.00) 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, lying on the East side of Hermitage Road, near the City of Greenville, being shown as Lot 116 on a plat of Section 2, Lake Forest, prepared March, 1954, by Piedmont Engineering Service, recorded in Plat Book EE at Page 71, and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Hermitage Road, joint corner of Lots 115 and 116 and running thence with the line of said lots, S. 86-31 E. 213.7 feet to a point in the center line of Brushy Creek; thence with said Creek as the line, to the high water mark of Lake Fairfield, and with the high water mark of Lake Fairfield to the joint rear corner of lots 116 and 117, the bearing of said Creek and said high water line being S. 5-36 E. 126.5 feet thence with the joint lines of Lots 116 and 117, N. 86-31 W. 230.7 feet to an iron pin on the East side of Hermitage Road; thence with the West side of said road, N. 3-29 E. 125 feet to the beginning corner.

Being the same property conveyed to the Mortgagee by deed recorded in Deed Book 612 at Page 139.

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.