

AUG 31 10 35 AM 1967

First Mortgage on Real Estate

CLLIE E. B. WORTH

MORTGAGE

BOOK 1068 PAGE 35

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Roy W. Boggess

(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 - - - - - **THIRTY THOUSAND AND NO/100THS** - - - - - DOLLARS (\$ 30,000.00), with interest thereon at the rate of **six and one-half** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **twenty** 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, **in Greenville Township, on the southern side of Lowndes Hill Road, being the major portion of the property conveyed to the Mortgagor by deed recorded in Deed Book 712 at page 69 and having, according to a recent plat recorded in Plat Book at page , the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the southern side of Lowndes Hill Road at the corner of property of Sadie S. Smith and running thence with the line of said property, S. 36-53 E. 160 feet to pin at the joint corner of Lots 1 and 4; thence with the line of Lot 4 in a southeasterly direction 170 feet to pin in line of property of Annie Bridwell Tate Wilson; thence with line of said property, N. 33-25 E. 160 feet to pin on Lowndes Hill Road; thence with the southern side of Lowndes Hill Road the following courses and distances: N. 76-38 W. 160.4 feet to pin, N. 85-16 W. 100 feet to pin, N. 76-57 W. 100 feet to pin, the point of beginning.

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.