

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LYLE J. HINTON AND

MARY M. HINTON

(hereinafter referred to as Mortgagor) SEND TO THE REGISTER:

FILED
GREENVILLE CO. S. C.
SEP 19 1967

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 Twelve Thousand and no/100 DOLLARS (\$ 12,000.00---), with interest thereon at the rate of ---6 1/4--- 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 ---20--- 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, on the southwestern side of State Highway No. 146 in said County and State, being shown as a tract containing 44.63 acres on plat of the property of Lyle J. and Mary M. Hinton dated July 3, 1964, prepared by John A. Simmons, Registered Surveyor, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the southwestern side of State Highway No. 146 at joint front corner of property now or formerly of the S. C. Brady Estate, and running thence with said property, S. 24-15 W. 723.7 feet to an iron pin; thence S. 12-31 E. 226.7 feet to an iron pin at corner of a lot containing .82 acres; thence with said lot due east 210 feet to an iron pin; thence due south 190 feet to an iron pin; thence due west, 168 feet to an iron pin in line of property now or formerly of S. C. Brady Estate; thence with said property, S. 12-31 E. 978.7 feet to an old iron pin at corner of property now or formerly of J. W. Jenkins; thence with Jenkins' property, S. 13-15 E. 199.7 feet to an old stone and iron pin in line of property now or formerly of J. P. Verdin; thence N. 66-10 E. 676.6 feet to an old iron pin at corner of property now or formerly of H. D. Putnam; thence with Putnam property, N. 66-21 E. 671.9 feet to an old iron pin just across a branch at corner of property now or formerly of J. H. Knight; thence with Knight property and property now or formerly of James W. Henderson, N. 27-41 W. 1389.4 feet to an old iron pin on the edge of State Highway 146; thence with right-of-way of said Highway, N. 55-01 W. 777.6 feet to the point of beginning.

Being part of the same property conveyed to the mortgagors by Deed Book 685 at page 160.

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.

RECORDED AND INDEXED BY...
GREENVILLE COUNTY, S. C.
MORTGAGE BOOK... PAGE...