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BOOK 1073 PAGE 59

First Mortgage on Real Estate

OLLIE FARNSWORTH
H. M. S.
MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, PAUL M. SYKES and JUDITH J. SYKES

(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 **Twenty-Two Thousand Four Hundred and No/100-----DOLLARS** (\$ 22,400.00), with interest thereon at the rate of **six and 3/4** 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 **-25-** 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, near the City of Greenville, on the western side of Shrevevood Drive, being shown as Lot 116 on plat of Brook Glenn Gardens, recorded in the RMC Office for Greenville County, South Carolina in Plat Book JJJ at Page 85, and described as follows:

BEGINNING at an iron pin on the western side of Shrevevood Drive, at the corner of Lot 115, and running thence with the western side of said Drive, N 29-43 W, 110 feet to iron pin at the corner of Lot 117; thence with line of said Lot, S 60-17 W, 150 feet to iron pin in line of Lot 103; thence with lines of Lots 103 and 104, S 29-43 E, 110 feet to iron pin at the corner of Lot 115; thence with line of said Lot, N 60-17 E, 150 feet to the beginning corner.

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.