

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FAYETTE LOUIS SIMS AND BILLIE JO P. SIMS
(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-Four Thousand and No/100----- DOLLARS

(\$ 24,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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:

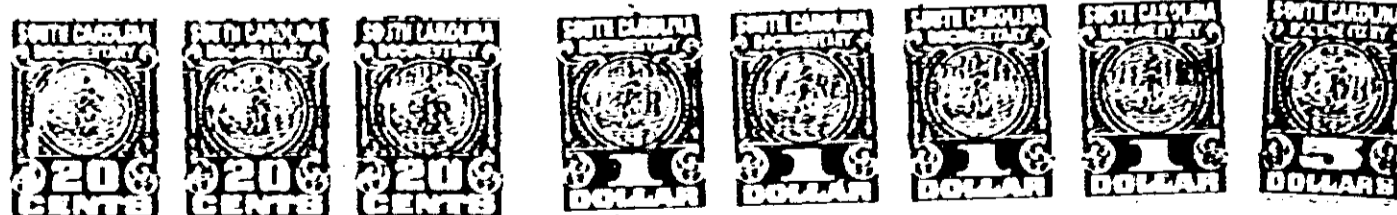
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, in a section known as Northgate Heights, fronting seventy feet on the North side of Montclair Avenue (formerly known as West Fairview Avenue), being Lot No. 7 and part of Lot No. 8 as shown on plat of Highland Terrace, Hindman Development Addition to Greenville, dated October, 1936, and recorded in Plat Book K, Pages 120-122, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of lot owned by O. W. Dixon, said joint corner being 310.2 feet from and West of Northwestern corner of intersection of Montclair Avenue and Water Street, and running thence N. 80-08 W. 70 feet along Montclair Avenue to an iron pin, joint corner with lot owned by Sadie Haley Duff; thence N. 9-52 E. 150 feet to an iron pin on a twelve foot alley; thence along the line of said alley, S. 80-08 E. 70 feet to an iron pin, joint corner of lot of O. W. Dixon; thence S. 9-52 W. 150 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of William M. Tindal, also known as William M. Tindal, Jr. of even date to be recorded herewith.

5.9.60



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.

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