

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: E. ERWIN MADDREY AND NANCY B. MADDREY

(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 One Hundred Thousand and No/100----- DOLLARS

(\$ 100,000.00), 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 thirty 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

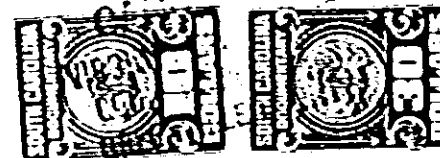
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northern side of Crescent Avenue, and known and designated as Lots 20, 21, and 22 and a portion of Lots 24, 25 and 26, Cagle Park Company, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "C" at page 238; also the Western portion of Lot 25, according to a plat of Crescent Terrace which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137 and having, according to a survey and plat made by Dalton and Neves, Engineers, dated August, 1937, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book SSS at page 398, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crescent Avenue (formerly Mills Avenue) 259 feet from the Northwestern interesection of Crescent Avenue and Capers Street, and running thence N. 5-10 W. 331 feet to an iron pin; thence S. 89-32 W. 19.6 feet to an iron pin, the Eastern line of Lot No. 24; thence along the Eastern side of Lot No. 24, N. 5-10 W. 10.2 feet to an iron pin; thence S. 89-07 W. 173.1 feet to an iron pin; thence S. 0-10 W. 32 feet to an iron pin, the rear joint corner of Lots Nos. 19 and 20; thence along the joint line of said lots, S. 0-23 W. 260.9 feet to an iron pin in the line of Crescent Avenue; thence along the curved line of Crescent Avenue, S. 62-52 E. 18.7 feet to a point; thence S. 67-16 E. 51.3 feet to a point; thence S. 77-35 E. 70 feet to a point; thence S. 89-17 E. 69.6 feet to a point; thence N. 84-35 E. 23.8 feet to 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.

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