

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: EDWARD R. HAMER, JR.

and CLAUDIA A. HAMER

(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-SIX THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS

(\$26,500.00 ), 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

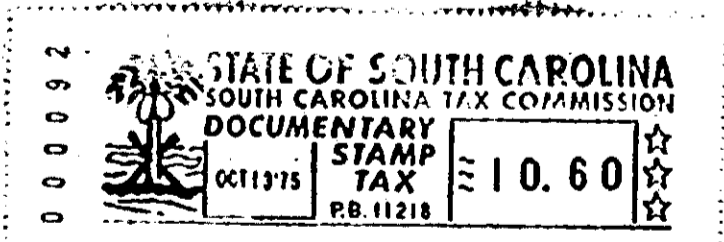
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, and being at the Southeast corner of the intersection of McPherson Street (sometimes called McPherson Lane) and Carroll Street, in the City of Greenville, being shown as Lot 37 on Plat of Property of T. Q. Donaldson Estate, made by Dalton & Neves, Engineers, April 1935, recorded in the RMC Office for Greenville County, S. C. in Plat Book H, page 284, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Carroll Street and McPherson Street, and running thence with Carroll Street S. 72-51 E. 149.8 feet; thence S. 10-16 W. 62 feet to the line of Lot 36; thence with said line N. 79-58 W. 151 feet to McPherson Street; thence with said Street N. 11-55 E. 80.4 feet to the beginning corner. This property is conveyed by deed of Raymond W. Heatwole in deed book 1044 page 518 and recorded October 13, 1976.

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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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