

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Franklin Delano Roosevelt Carlton (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 Eight thousand, three hundred ninety-six and 40/100 DOLLARS (\$8,396.40), 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 five (5) 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.

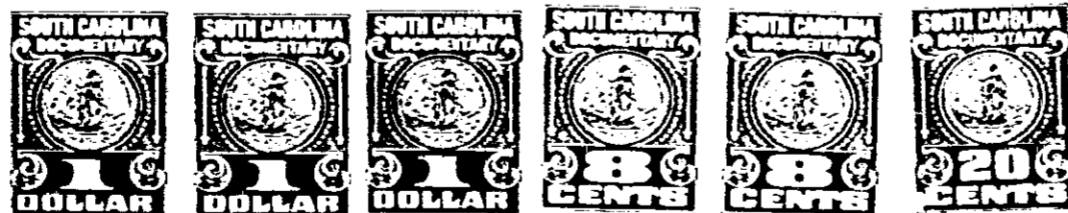
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that certain piece, parcel or lot of land in Greenville Township, Greenville County state of South Carolina, being the southwest portion of Lot No. 4 on plat of property of Eliza D. Ware, shown on plat recorded in the RMC Office for Greenville County in Plat Book M at Page 27, and according to a recent survey by T. C. Adams, having the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the southwest side of Marion Road, the joint corner of Lots 3 and 4, and running thence with line of Lot No. 3, S. 41-15 W. 157 feet to an iron pin, joint corner of Lots 3 and 4 on View Point Drive; thence with View Point Drive N. 49-0 W. 80 feet to an iron pin; thence in a new line through Lot No. 4, N. 44-0 E. 129 feet to an iron pin on Marion Road; this poin being 220 feet to the intersection of View Point Drive and Marion Road; thence with Marion Road, S. 72-0 E. 80 feet to the beginning corner.

This being the identical property conveyed to the Grantor by John P. Mann, Trustee, by deed dated March 12, 1965 and recorded in the RMC Office for Greenville County in Deed Book 769 at Page 273.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinaces and restrictions or protective covenants that may appear of record or effect the premises.



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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