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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1978 4 11 11 55

TO ALL WHOM THESE PRESENTS MAY CONCERN: Eddie C. James, Jr.
(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 **Three Thousand Five Hundred and 10/100**----- DOLLARS (\$ 3,500.00-----), with interest thereon at the rate of **6 1/2** 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 **13** 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 Anderson Road, being designated as Lot No. 53 of West View Heights, a subdivision as shown on a plat recorded in Plat Book G at pages 32 and 33, and having the following metes and bounds:

BEGINNING at an iron pin at the intersection of Wilburn Avenue (formerly Maple Avenue) and Hill Street, and thence running along the southeastern side of Hill Street, N. 43-30 E. 150 feet to an iron pin at the rear corner of Lot No. 23; thence S. 46-34 E. 50 feet to an iron pin at the rear corner of Lots 22 and 54; thence S. 43-30 W. 150 feet to an iron pin on the north side of Wilburn Avenue; thence along Wilburn Avenue, N. 46-34 W. 50 feet to the beginning corner.

This conveyance is made subject to the protective covenants set forth in a written instrument executed by Pride & Patton Land Company on June 8, 1941, and recorded in Vol. 235 at page 199, RMC Office for Greenville County, S. C.

This is the same property conveyed to the Mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Book 433 at

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