

First Mortgage on Real Estate

GREENVILLE CO. S.C.

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WARREN E. TUTTON and

DOROTHEA B. TUTTON

(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-Seven and No/100----- DOLLARS (\$ 27,000.00 ), with interest thereon at the rate of Nine (9%) 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 20 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 the City of Greenville, being shown as Lot No. 3 on plat of Property of A. M. Payne and Martha J. Payne, made by Dalton & Neves, Engineers, December, 1954, and recorded in the RMC Office for Greenville County, S.C. in Plat Book HH, Page 195, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Paris Road at joint front corner of Lots 3 and 4 and running thence along the line of Lot 4, N. 69-28 E. 210.2 feet to an iron pin; thence N. 29-30 W. 80 feet to an iron pin; thence along the Southeast edge of the right-of-way of Duke Power Company, S. 73-0 W. 235 feet to an iron pin on the Northeast side of Paris Road; thence with the Northeast side of said Paris Road, S. 42-0 E. 100 feet to the beginning corner.

ALSO, all that peice, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, fronting on Pine Knoll Drive (formerly Paris Road) bounded by lot of the Mortgagors, Lot of Martin & Charping and Lot of J. W. Chiles, over which said lot, the Duke Power Company has a right-of-way and maintains and operates electric facilities, the said lot having the following courses and distances to-wit:

BEGINNING at an iron pin on Pine Knoll Drive, corner of Mortgagors' lot and running thence along their line, N. 73-0 E. 235 feet to an iron pin; thence along the line of the property of Martin & Charping, N. 29-30 W. 97.6 feet to an iron pin; thence along the line of the lot of J. W. Chiles, S. 72-02 W. 202.7 feet to an iron pin; thence along the Northeast edge of Pine Knoll Drive approximately 111.6 feet to an iron pin, the point of beginning.

(continued on back)

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.