

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. Guy Walker

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty-Eight Hundred and No/100- - - DOLLARS (\$ 2800.00 ), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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 in Greenville Township, on the East side of Woodside Avenue (sometimes called Smythe Street) being a portion of lots 2 and 3 on a plat of property of Victor Monaghan Company, Monaghan Plant, made by R. E. Dalton in August 1920, and described as follows:

"BEGINNING at a stake on the East side of Woodside Avenue at corner of property of S. B. Tucker and running thence with line of said lot, S. 87-23 E. 50.8 feet to a stake; thence S. 67-00 E. 49.7 feet to a stake; thence S. 11-05 W. 32.5 feet to a stake; thence N. 83-08 W. 100 feet to a stake on the said Woodside Avenue; thence with the East side of Woodside Avenue 45.3 feet to the beginning corner."

Being the same property conveyed to the mortgagor by Victor Monaghan Company by deed recorded in Volume 295 at Page 297, less HOWEVER a triangular strip conveyed to S. B. Tucker by deed recorded in Volume 343 at Page 410.

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.

WITNESSES  
B. Guy Walker  
[Signature]

7 11 1978

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
GREENVILLE, S. C.  
21478