

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles P. Willimon (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 Twelve Thousand and no/100

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Twenty & no/100 Dollars (\$120.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, in Gantt Township,

BEGINNING at the Northeast corner of the intersection of Fork Shoals Road, and a road leading from Fork Shoals Road to Mauldin, and running thence N. 21 1/2 E. 28.87 chains to rock; thence N. 31 W. .42 chains to stake; thence N. 41 1/2 E. 1 chain to pin; thence S. 36 E. 17 chains to rock; thence S. 48 E. 1.19 chains to rock in Mauldin Road; thence with said road, S. 59 W. 25.95 chains to the beginning corner, containing 23.78 acres. Being the same premises conveyed to the mortgagor by deed recorded in Daed Book 496 at page, 242.

ALSO All that other tract of land in Greenville County, State of South Carolina, in Gantt Township, and being shown as Tract No. 1 of Josephine Newell property on plat recorded in Plat Book Y at page 142, and having according to said plat the following metes and bounds:

BEGINNING at a pin in the center of Ashmore Bridge Road, now or formerly the Malinda Howard Estate line, and running thence with Howard line, S. 12-00 E. 174.5 feet to iron pin; thence continuing with Howard line, S. 11-30 E. 259 feet to pin on Willimon line; thence with Willimon line, S. 27-10 W. 546.5 feet to a stone; thence S. 32-30 E. 51 feet to iron pin; thence N. 47-24 E. 118.5 feet to a stake; thence S. 12-03 E. 1386.6 feet to stone; thence N. 43-57 E. 790.6 feet to a stake; thence N. 1-20 E. 83.6 feet to a stake; thence N. 1-53 E. 483.6 feet to a stake; thence N. 14-16 E. 267.4 feet to pin; thence N. 35-16 E. 94.5 feet to pin in branch; thence with branch, the traverses of which are: N. 78-26 E. 263.4 feet, N. 68-06 E. 331 feet to pin; thence N. 70-56 E. 187.5 feet to pin; thence N. 41-19 E. 146.6 feet; thence N. 69-31 E. 265.9 feet; thence N. 50-40 E. 151.8 feet to pin in center of road; thence N. 25-40 W. crossing Ashmore Bridge Road 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.