

FILED GREENVILLE CO. S. C. MAR 9 10 39 AM 1963

First Mortgage on Real Estate

MORTGAGE NORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas J. Warwick

(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

- - - - -Thirteen Thousand and No/100 - - - - - DOLLARS (\$ 13,000.00 ), with interest thereon from date at the rate of five and one-half per centum per annum, said principal and interest to be repaid in monthly instalments of Eighty-Nine and No/100 - - - - - Dollars (\$ 89.00 ) 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 Greenville Township, about 4 miles west of Greenville County Courthouse, on the Bent Bridge Road, and a new road containing 10 acres, more or less, and being more particularly described as follows:

BEGINNING at a point in the center of the intersection of Bent Bridge Road, and a new road leading north toward the Greenville-Easley Highway, and running thence in a northeasterly direction with the center of Bent Bridge Road, 110 feet to point; thence continuing with center of said road, N. 69-35 E. 90 feet to point in said road; thence continuing with center of said road, N. 54-45 E. 138.5 feet to point in center of said road; thence continuing with center of said road, S. 84-20 E. 87.5 feet to point in said road; thence N. 23 E. 12 feet to a pin in the north bank of said road; thence continuing with said Bent Bridge Road, S. 74 E. 405 feet more or less, to stake in southeast bank at bend of road; thence continuing with said road, N. 43-30 E. 419 feet to point in neighborhood road leading west from Bent Bridge Road; thence S. 87 W. 189 feet; thence N. 51-30 W. 157 feet; thence N. 81 W. 123.8 feet; thence N. 49-15 W. 180 feet; thence N. 66 W. 218 feet; thence N. 80 W. 161.8 feet; thence S. 68 W. 199.5 feet to point on new road first named; thence with said road, S. 12-50 E. 373 feet to point in said road; thence continuing with said road in a southerly direction 237 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed of Marie N. Warwick recorded in Deed Book 696 at Page 338.

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 part of the real estate.