

SEP 17 8 25 AM 1963

First Mortgage on Real Estate

MORTGAGE

OLLIE FAYNSWORTH BOOK
R.M.C.

934 PAGE 574

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kenneth I. Maple and Leona B. Maple

(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-Three Thousand Seven Hundred and No/100 - - - - - DOLLARS (\$ 23,700.00), with interest thereon from date at the rate of Five and Three-fourths per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Fifty and No/100 - - - - - Dollars (\$ 150.00) 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, on the northern side of Woodhaven Drive, on Paris Mountain, being shown as Lot 13 on a plat of Map No. 1 of Halloran Heights, recorded in Plat Book BB at Page 93, and the easterly portion of Tract No. 4 as shown on plat of property of E. D. Harrell, Jr. and L. G. Causey, recorded in Plat Book AA at Page 195, the two tracts being contiguous and together contain 2.16 acres, and when described together have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodhaven Drive, in line of Tract No. 4, said pin being the joint corner of that portion of Tract 4 heretofore conveyed by George C. Myers to Samuel T. Hill, and running thence with line of the Hill property, N. 3-00 E. 365.6 feet to center line of branch; thence down said branch on a traverse line the following courses and distances: S. 88-22 E. 20.5 feet to a point; thence S. 81-27 E. 32 feet to a point; thence S. 70-10 E. 100 feet to joint rear corner of Tract 4 and Lot 13; thence continuing down said branch, S. 65-00 E. 130.7 feet to a point, corner of Lot 14; thence with line of said lot, S. 15-45 W. 313 feet to a point on the northern side of Woodhaven Drive; thence with the northern side of said Drive N. 81-31 W. 130 feet to a point, corner of Lot 13 and Tract 4; thence continuing along Woodhaven Drive N. 80-26 W. 66.9 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 690 at Page 436.

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.