

FILED
GREENVILLE CO. S. C.

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BOOK 1062 PAGE 185

First Mortgage on Real Estate

CLARENCE B. WORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

J. M. Newton

(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 **Nineteen Thousand and no/100-----** DOLLARS (\$19,000.00), with interest thereon at the rate of **Six & one-fourth** 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 **25 yrs.** 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, situate at the Southeastern corner of the intersection of Covington Road and Queensbury Road in Paris Mountain Township, being shown and designated as Lot 133 on a plat of Section 3 of Northwood Hills, recorded in Plat Book YY at page 37 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Covington Road at the joint corner of Lots 133 and 134 and running thence with the line of Lot 134, S. 2-10 E. 184.2 feet to a pin at corner of Lot 131, S. 88-29 W. 102.9 feet to a pin at corner of Lot 132; thence with the line of Lot 132 N. 68-52 W. 120.6 feet to a pin on Queensbury Road; thence with the Eastern side of Queensbury Road, N. 18-45 E. 133.2 feet to a pin; thence with the curve of the intersection of Queensbury Road and Covington Road, the chord of which is N. 54-59 W. 40.5 feet to a pin on Covington Road; thence with the Southern side of Covington Road, S. 88-26 E. 133 feet to the point of beginning.

Being the same property conveyed to Mortgagor by deed of Colonial Company, Inc.

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.