

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE
BOOK 1085 PAGE 393
MAR 1 11 51 AM 1968
OLLIE B. BENTON
R.M.S.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES G. LONG AND BEULAH B. LONG (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 -----
Three Thousand Four Hundred and no/100----- DOLLARS
(\$ 3,400.00-----), with interest thereon at the rate of -----6 3/4----- 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 ---10--- 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, in Chick Springs Township, about 5 miles from Greenville County Courthouse on the northwestern side of Super Highway #29 leading from Greenville, S.C., to Taylors, S. C., being shown as Lot 19 on plat of the property of Vance Edwards made by R. E. Dalton in September 1940, and having the following metes and bounds:

Beginning at an iron pin on the northwestern side of Super Highway 29, corner of lot this day or formerly owned by W. L. Nau, Lot No. 18, and running thence with line of said lot, N 30-30 W 222.8 feet to an iron pin in line of other property of Vance Edwards; thence with the line of said property, S 35-37 W 110 feet to an iron pin; thence continuing with the line of property of the grantor, S 30-30 E 215 feet to an iron pin on the right of way of the Super Highway; thence with the northwestern side of said Highway, N 39-24 E 107 feet to iron pin, corner of Lot No. 18, the point of beginning, containing .51 acre.

Being the same property conveyed to the mortgagors by Deed Book 230 at page 10.

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.