GREENVILLE CO. S.C.

APR 13 3 54 PM 1988

BOOK 1090 PAGE 106

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. H. Seymore

(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 - - - - - NINE THOUSAND AND NO/100THS- - - - - - - - - - - - - - - - - - - DOLLARS ($ 9,000.00), 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 fifteen 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 Gantt Township, being known and designated as the northern one-half of Tract 10 as shown on plat of the property of W. W. Griffin recorded in Plat Book J at page 55 and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the western side of the Piedmont Highway at the southeast corner of Tract 9 and running thence along line of Tract 9, N. 72-15 W. 372.7 feet to an iron pin on right of way of C & G Railroad; thence along said right of way, S. 28-45 W. 116.7 feet to an iron pin at corner of lot conveyed to Crider; thence along line of Crider lot, S. 72-15 E. 397.2 feet to an iron pin on the western side of Piedmont Highway; thence along the western side of Piedmont Highway, N. 17-45 E. 124.3 feet to point of beginning.

LESS HOWEVER a small portion of said land heretofore conveyed for a right of way to Duke Power Company

Said property being the same conveyed to the Mortgagor by deed recorded in Deed Book 232 at page 114.

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.

RECORDED AND CANCELLED OF RECORD
THIS 26 DAY OF Nov. 1991
Fidelity Federal Savings
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 11:31 BOOK H PAGE 117

FOR SATISFACTION TO THIS MORTGAGE
SATISFACTION BOOK 69 PAGE 180