

OLLIE FARNSWORTH
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert A. Brown, Jr.

(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 - - - - - THIRTEEN THOUSAND THREE HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 13,300.00) with interest thereon at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXX 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 Greenville Township, on the western side of Sumner Street, in the City of Greenville, being a partion of Lots 2 and 4 of Block A, as shown on plat recorded in Plat Book A at pages 122 and 123 and also being shown as Lot 9, Section 3, Page 77 of the City Block Book and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the western side of Sumner Street 150 feet north from the corner of Arlington Avenue and Sumner Street and running thence with the line of Sumner Street, N. 17 E. 50 feet, more or less, to an iron pin corner of lot now or formerly owned by T. A. Baugh; thence N. 72-58 W. 135 feet to corner of lot now or formerly owned by R. L. Welborn; thence with the line of the Welborn lot, S. 17 W. 51 feet to a stake; thence S. 72-58 E. 135 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deeds recorded in Deed Book 730 at page 56 and Deed Book 849 at page 361.

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.