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OLLIE FARNSWORTH
R. M. C.

BOOK 1148 PAGE 163

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edward Gerald Smith

(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

Twelve thousand and no/100----- DOLLARS

(\$12,000.00), with interest thereon at the rate of ~~percent~~ 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 20 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 on the eastern side of Keith Drive in the City of Greenville, being shown as a lot containing .52 of an acre, more or less, on a plat of the property of Ed B. Smith dated July, 1969, prepared by Webb Surveying and Mapping Company and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin which iron pin is 367 feet, more or less from the center line of West Circle Avenue, said iron pin being on the eastern side of Keith Drive and running thence with Keith Drive S. 26-57 E. 77.1 feet to an iron pin; thence with other property of Ed B. Smith N. 69-55 E. 174.9 feet to an iron pin; thence N. 42- E. 95 feet to an iron pin; thence N. 61-03 W. 94 feet to an iron pin; thence S. 59-15 W. 210.1 feet to the point of beginning

Together with the right of ingress and egress over Ed B. Smith's adjoining land to and from said lot by way of an existing lane or aquatic drive around the adjoining lake.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 880 at Page 198 in the R.M.C. Office for Greenville County.

ALSO all that lot of land adjoining the above described lot situate on the eastern side of Keith Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown on a plat of the property of Ed B. Smith dated January 9, 1970, prepared by Webb Surveying and Mapping Company and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Keith Drive which iron pin is 226 feet, more or less, from the center line of West Circle Avenue and running thence with old property of Ed B. Smith N. 56-21 E. 154 feet to an iron pin; thence S. 33-39 E. 148.8 feet to an iron pin; thence S. 59-15 W. 50 feet to an iron pin; thence N. 27-05 W. 32.7 feet to an iron pin; thence S. 68-45 W. 109.1 feet to an iron pin on Keith Drive; thence with said

(continued below)

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.

Drive N. 33-39 W. 90 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 883 at page 324 in the R.M.C. Office for Greenville County.