

FILED
GREENVILLE CO. S. C.

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BOOK 1158 PAGE 47

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

JACK BRIGGS and JEAN L. BRIGGS

(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 TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100ths----- DOLLARS (\$22,500.00), with interest thereon at the rate of Eight (8%) 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 Twenty-Five 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, City of Greenville, on the North side of Shallowford Road, being shown as the major portion of Lot No. 493 on plat of Section D of Gower Estates, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at pages 192-193, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Shallowford Road, joint corner of Lots 492 and 493; thence through Lot 493 along a new line, N. 46-11 W. 158.1 feet to an iron pin in rear line of Lot No. 493; thence N. 41-29 E. 6.8 feet to an iron pin; thence N. 36-56 E. 100 feet to an iron pin; thence with line of Lot 444, S. 47-27 E. 160.9 feet to an iron pin on the North side of Shallowford Road; thence along said road, S. 37-29 W. 55 feet to an iron pin; thence still with said road, S. 39-59 W. 55 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Donald E. Baltz, Inc. dated June 12, 1970 and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

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.