

AUG 7 11 50 AM '70

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:

ROBERT E. HILL, SR. AND SYLVIA M. HILL (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 EIGHT HUNDRED AND NO/100----- DOLLARS
(\$ 12,800.00), 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 (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,

ALL that lot of land in the State of South Carolina, County of Greenville, on the Southern side of Cole Road, being shown and designated as the major portion of Lot No. 6, on plat of property of W. H. Brown, recorded in Plat Book 00, at Page 117, and being more particularly described as follows:

BEGINNING at a stake on the Southern side of Cole Road, at the joint front corner of Lots Nos. 5 and 6, and running thence with the line of Lot No. 5, S. 17 E. 364.5 feet to an iron pin; thence N. 77-48 E. 45.5 feet to an iron pin at the corner of property now or formerly of Odell Crisp; thence with line of said lot and through Lot 6, N. 11-43 W. 347 feet to an iron pin on Cole Road; thence along the Southern side of Cole Road, as changed by deed recorded in Deed Book 616, Page 75, N. 86-45 W. 80 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors by the deed of Charles R. Humphries and Doris W. Humphries, of even date herewith, which is to be recorded with this mortgage.

The lot conveyed herein in subject to all recorded rights-of-way, easements or protective covenants including those protective covenants and/or restrictions in Deed Book 274, at Page 344.

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.