

FILED
GREENVILLE CO. S. C.

BOOK 1192 PAGE 206

First Mortgage on Real Estate

MAY 25 4 35 PM '71

MORTGAGE
OLLEIE FARM NORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Elliot F. Brown, Sr. (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
Ten Thousand DOLLARS

(\$ 10,000.00), with interest thereon at the rate of seven & one-half 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 ten 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northwesterly side of Alleta Avenue, in the City of Greenville, South Carolina, being shown as all of Lot No. 35 and an adjoining portion of Lot No. 37 as shown on the Plat of Hillside Terrace as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", page 154, and having according to a survey made by R. W. Dalton on February 6, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the front line of Lot No. 37 on the northwesterly side of Alleta Avenue, said pin being 159.9 feet in a Southwesterly direction from the Westerly corner of the intersection of Alleta Avenue and Cleveirvine Avenue (formerly Hillside Avenue), and running thence along a line through Lot No. 37 N. 45-25 W. 98.3 feet to an iron pin on the line of Lot No. 8; thence along the line of Lot No. 8 S. 42-17 W. 7.8 feet to an iron pin, joint corner with Lots Nos. 8 and 35; thence along the joint line of Lots Nos. 35, 8 and 6 S. 79-04 W. 48.8 feet to an iron pin, joint rear corner of Lots Nos. 33 and 35; thence along the joint line of Lots Nos. 33 and 35 S. 25-20 E. 120.3 feet to an iron pin on the northwesterly side of Alleta Avenue; thence along the northwesterly side of Alleta Avenue N. 53-15 E. 90 feet to the point of beginning.

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.