

GREENVILLE, CO. S. C.
JUN 23 3 06 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1196 PAGE 189

First Mortgage on Real Estate

Main

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Diane D. Cagle

(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 ----- THIRTY THOUSAND and no/100----- DOLLARS (\$30,000.00----), with interest thereon at the rate of Seven and 1/2--- 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, being known as a portion of Lot 171 and a portion of Lot 172 as shown on plat of Westcliffe Subdivision recorded in Plat Book JJJ at pages 72 and 73 in the RMC Office for Greenville County. This property is more particularly described in plat recorded in Plat Book 4E at page 113 in said RMC Office as a revision of Lots 169, 170, 171, and 172, less, however, the rear portion of Lot 172 as is shown in a more recent plat recorded in the RMC Office for Greenville County in Plat Book 4K at page 69; reference is craved to the above three plats pertaining to this property, which is more fully described by metes and bounds as follows:

Beginning at an iron pin on the northern side of Westcliffe Way at the joint front corner of Lots 172 and 173 and running thence with their joint lines, N 28-37 E 341.5 feet to an iron pin; thence in a new line through Lot 172, S 71-03 E 51.7 feet to an iron pin at joint rear corner of Lots 128 and 129; thence with the joint line of Lot 129, S 12-54 E 34.6 feet to an iron pin; thence with joint line of Lots 171, S 5-10 W 120.4 feet to an iron pin; thence with a new line through Lot 171, S 23-23 E 228 feet to an iron pin on the northern side of Westcliffe Way; thence with Westcliffe Way, the following courses and distances: S 67-17 W 37.2 feet to an iron pin; N 88-25 W 66.7 feet to an iron pin; N 72-51 W 27.9 feet to an iron pin; thence continuing 38.8 feet to an iron pin; thence N 62-12 W 143.3 feet to an iron pin at the point of beginning.

Derivation: Property conveyed to mortgagor by B. E. Huff to be recorded herewith.

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.