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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. Fred W. Manning and
Eugenia W. Manning

(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 Nine Thousand and No/100 DOLLARS (\$ 29,000.00), with interest thereon at the rate of Seven & three fourths 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, containing 15 acres, more or less, situate, lying and being on the northwest side of Jonesville Road and being a portion of Map No. 2 of the A. R. Hunt estate, recorded in Plat Book R at Page 111, and having the following approximate courses and distances, to-wit:

BEGINNING at an iron pin on the northwest side of Jonesville Road on line of property now or formerly of P. A. Moore and running thence with said Road S. 42-09 W. 295 feet to a point; thence continuing with said Road S. 37-09 W. 453 feet to an iron pin; thence N. 52-45 W. 142 feet to a point in center of a branch; thence with the center of the branch as a line 132 feet, more or less, to a point; thence N. 15-0 W. 726 feet to a point; thence S. 70-15 W. 13.2 feet to a point; thence N. 34-32 W. 196.6 feet to a point; thence N. 57-30 E. 476.45 feet, more or less to a point; thence S. 55-15 E. 71.3 feet to an iron pin; thence S. 59-15 E. 412 feet to an iron pin; thence S. 51-0 E. 321 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.