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GREENVILLE CO. S. C.

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BOOK 1199 PAGE 70

First Mortgage on Real Estate

P/B

OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Harold Lusik d/b/a Glenco Builders

(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 and no/100----- DOLLARS  
(\$ 22,000.00 ), with interest thereon at the rate of -7½- 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 -25- 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, on the east side of Driftwood Drive, being shown as Lot 30 on a plat of property of W. R. Timmons, Jr., dated July, 1967, prepared by C. O. Riddle recorded in Plat Book 000 at page 137 in the RMC office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Driftwood Drive at the joint front corner of Lots 29 and 30 and running thence with Lot 29, N 73-23 E 281.1 feet to an iron pin at the joint rear corner of Lots 29 and 30; thence with Lot 27, N 13-21 W 130 feet to an iron pin at the joint rear corner of Lots 27, 30 and 32; thence with Lot 32, N 73-12 W 127.4 feet to an iron pin at the joint rear corner of Lots 30, 31 and 32; thence with Lot 31, S 73-23 W 175 feet to an iron pin on Driftwood Drive; thence with said drive S 16-37 E 74.4 feet to an iron pin; thence still with said drive S 13-21 E 125.6 feet to the point of beginning and containing 1.20 acres.

This is a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 511 at page 190 in the RMC office for Greenville County.

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.