First Mortgage on Real Estate

Mortgagee's Address: Fid. Fed. S&L Assn., PO Bx 1268, Gv1, SC 29602

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. DeLOYD SELF and DOROTHY L. SELF

(hereinafter referred to as Mortgagor) SEND(S) CREETING:

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-FIVE THOUSAND TWO HUNDRED AND NO/100----- DOLLARS

(\$ 25,200.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-fiveyears 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, and being on the southeast side of Rice Street (formerly Henrietta Avenue) in the City of Greenville, being known and designated as LOT NO. 94 on plat of Augusta Road Ranches, made by Dalton & Neves, Engrs., April 1941 and recorded in the RMC Office for Greenville County in Plat Book L at pages 53 and 52 and having, according to said plat and a recent survey made by R. E. Dalton, December 29, 1942, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Rice Street at the joint front corner of Lots 93 and 94, said pin being 335-3 feet in a northeasterly direction from the point where the southeast side of Rice Street intersects with the northeast side of Long Hill Street and running thence along the southeast side of Rice Street N 29-27 E 220.3 feet to an iron pin at the intersection of Rice Street with Waverly Court; thence with the west side of Waverly Court and extending beyond said Waverly Court S 8-15 E 316.6 feet to an iron pin; thence with the line of Lot 93 N 51-42 W 195.8 feet to an iron pin on the southeast side of Rice Street, the beginning corner.

LESS, HOWEVER: ALL that certain lot of land in Greenville County, State of South Carolina, in the City of Greenville, being a small triangular lot of land situate at the south intersection of RiceStreet and a 20-foot alley, and being known and designated as A PORTION OF LOT 94 on a plat of August Road Ranches and having the following metes and bounds:

BEGINNING at a nail and stopper at the southern intersection of Rice Street and said 20-foot alley; thence with said alley S 8-15 E 24 feet; thence S 74-32 W 20.25 feet to Rice Street; thence with said street N 29-27 E 33 feet to the beginning.

Battis is the same property conveyed to the mortgagors by deed of Ernest A. Together with an 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.

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