First Mortgage on Real Estate

MORTGAGÉ

STATE OF SOUTH CAROLINA COUNTY OF CREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN J. Frank Futch & Wilma F. Futch

(hereinarter 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., (hereinalter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of the control of even date herewith, the terms of which are incorporated herein by reference in the sum of the control of the

DOLLARS (\$ 6,400.00) with interest thereon from date at the rate of Six (6%) per tentum per annum, said principal and interest to be repaid in monthly instalments of Sixty and No/100 - - - Dollars (\$ 60.00) each on the first day of each month hereafter mutil the principal and interest are fully paid; each payment to be applied first to payment of interest and then to spayment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, including advances made by the Mortgagor on other or no security!

NOW KNOW ALL MEN. That the Mortgagor, it 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 Mortgago at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and be fore the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, self and release unto the Mortgagoe, its successors and assigns.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate Keing and being in the State of South Carolina, County of Greenville, in Greenville: Township at the Southeastern corner of the intersection of Welcome Road and Cole Road, being shown and designated as the front portion of Lots Nos. 1 and 2 on plate of the property of J. F. Futch, recorded in Plat Book T at Page 210 and being more particularly described as follows.

BEGINNING at an iron pin at the Southeastern corner of the intersection of Gole Road and Welcome Road and running thence with the Eastern side of Cole Road, N. 0-35 E. 220 feet to pin; thence S. 88-51 E. 136 feet of more or less to pin in line of Lot No. 3; whence with line of Lot No. 3, N. 2-09 E. 220 feet to pin on welcome Road; thence with the Southern side of Welcome Road; N. 88-47 E. 133.5 feet to point of beginning.

BEING the same conveyed to the Mortgagors by dead recorded in Deed Book 403 at Page 27 and Deed Book 404 at Page 272.

Together with all and singular theorights, 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 heatings plumbing, and lighting fixtures and any other equipment or fixtures now of hereafter attached, connected, or fitted thereon in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual flousehold fuguiture, he considered a partief the real estate.