First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William T. Fraser, Jr. and Ann D. Fraser

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

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 northern side of Ben Street, being shown as the major portion of Lot 30, a small portion of Lot 31, and a triangular strip, all of which is shown on a plat of the property of William T. Fraser, Jr. and Ann D. Fraser dated January 1969, prepared by Dalton & Neves, and recorded in Plat Book at page in the RMC Office for Greenville County and described as follows:

BEGINNING at an iron pin on the northern side of Ben Street at the joint front corner of Lots 29 and 30 and running thence with Lot 29, due north 179 feet to an iron pin; thence N. 57-48 E. 126 feet to an iron pin; thence S. 14-23 W. 69.3 feet to an iron pin; thence due east 9 feet to an iron pin; thence S. 3-38 W. 102.96 feet to an iron pin in the original line dividing Lot 30 and Lot 31; thence with a new line through Lot 31, S. 7-15 W. 76.96 feet to an iron pin on Ben Street; thence with said Street due west 82.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Charles M. Timmons 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.