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GREENVILLE CO. S. C.

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BOOK 1171 PAGE 483

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, John P. O'Connor and

Jeanné B. O'Connor

(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 -----Thirty Thousand and No/100-----DOLLARS (\$-30,000.00--), with interest thereon at the rate of Eight (8) 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 (20) 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, in Chick Springs Township in the Northeast corner of the intersection of Old Mill Road with Holly Road being known and designated as Lot #48, Block 1, Page T29.5 of the Greenville County Block Book, in School District 276, and having, according to plat of Edward Forest Heights, prepared by Jones Engineering Services in February, 1967, as recorded in Plat Book "000" at Page 87, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northerly side of Old Mill Road at joint front corner of Lots 47 and 48 and thence along the joint line of the said Lots N. 54-38 E. 165 feet to an iron pin in the rear line of Lot #39; thence along the rear line of Lots 38 and 39 S. 35-22 E. 134.3 feet to an iron pin on the Northwesterly side of Holly Road; thence along said Holly Road S. 54-38 W. 145 feet to an iron pin; thence on an angle the chord of which is 28.3 feet to an iron pin on the Old Mill Road; thence along said road N. 35-22 W. 115 feet to an iron pin at 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.