

FILED GREENVILLE CO. S. C. JUN 4 20 PM '73

RONNIE S. TANKERSLEY R.M.C.

MORTGAGE

First Mortgage on Real Estate

REGULATION NO. 2 COMPLIED WITH STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold K. Broughton and Jane W. Broughton

(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-Seven Thousand and No/100ths----- DOLLARS

(\$ 27,000.00), 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 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.

~~With this deed the Mortgagor conveys to the Mortgagee 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.~~

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot No. 27 as shown on the plat by Piedmont Engineers and Architects dated August 18, 1964, entitled Avondale Forest, Section II, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Nova Street at the joint front corner of Lot Nos. 26 and 27, and running thence with the line of Lot No. 26, S. 48-44 W. 169.3 feet to an iron pin in the line of Lot No. 28, joint rear corner of Lot Nos. 26 and 27; thence with the line of Lot No. 28, N. 39-21 W. 114.4 feet to an iron pin on the southeastern side of Drewey Road, joint corner of Lot Nos. 27 and 28; thence with the southeastern side of Drewey Road N. 35-32 E. 145 feet to an iron pin; thence with the curve of the southeastern intersection of Drewey Road and Nova Street, the chord of which is N. 86-53 E. 31.5 feet to an iron pin; thence with the southwestern side of Nova Street, S. 41-16 E. 128 feet to 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.