GREENVILLE CO. S. C

P. O. Box 1268 Greenville, S. C. 29602

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COTHRAN & DARBY BUILDERS, INC.

(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

Sixty Two Thousand and No/100 -----

DOLLARS

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, lying and being on the easterly side of Sugar Creek Lane, near the City of Greenville, South Carolina, and being designated as Lot 138 on plat entitled "Map 4, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County in Plat Book 5D, page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Sugar Creek Lane, joint front corner of Lots 138 and 139, and running thence S. 89-40-00 E. 162.07 feet to an iron pin in the line of Lot 155; thence along said line S. 27-25-13 E. 49.67 feet to an iron pin, joint rear corner of Lots 137 and 138; thence along the common line of said lots S. 64-15-15 W. 176 feet to an iron pin on the easterly side of Sugar Creek Lane; thence along said Lane N. 18-14 W. 85.75 feet to an iron pin; thence continuing with said Lane N. 00-20 E. 40 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of even date herewith to be recorded.



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.

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