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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } 31263

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John C. Cothran and Ellis L. Darby, Jr.
(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-One Thousand Four Hundred and No/100 DOLLARS ($ 31,400.00), with interest thereon at the rate of six and one-half 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 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, near the City of Greenville, on the southeasterly side of Providence Square, being known and designated as Lot No. 38 on plat of Section 2, Pelham Estates, as recorded in the RMC Office for Greenville County, S. C. in Plat Book PPP, at page 119, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeasterly side of Providence Square, said pin being the joint front corner of Lots Nos. 37 and 38 and running thence with the common line of said Lots S 71-48 E 190 feet to an iron pin, the joint rear corner of Lots Nos. 37 and 38; thence N 19-53 E 170.07 feet to an iron pin, the joint rear corner of Lots Nos. 38 and 39; thence with the common line of said Lots N 71-48 W 195 feet to an iron pin on the southeasterly side of Providence Square; thence with the southeasterly side of Providence Square S 18-12 W 170 feet to an iron pin, the point of beginning.

GREENVILLE CO. S.C.