

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Walter L. Dunagan

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

three thousand and no/100 - - - - -

DOLLARS (\$3,000.00), with interest thereon from date at the rate of four (4%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 Gantt Township, on the South side of the Old Anderson Road, about three miles South from the City of Greenville, on State Highway No. 81, and being shown as the Eastern portion of tract No. 14 on plat of Dixie Farms (formerly property of First Carolinas Joint Stock Land Bank of Columbia, S. C.), made by Dalton & Neves, in July 1938, and revised in February 1939, and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin in the Old Anderson Road at the joint front corner of Tracts Nos. 14 and 14-A and running thence with the line of Tract No. 14-A S. 18-15 E. 1065 feet to an iron pin near branch; thence S. 73-30 W. 438 feet to a stone; thence N. 71-20 W. 172 feet to pin; thence N. 76-20 W. 91 feet to iron pin, corner of other property of the grantor; thence with the line of said property N. 9-16 E. 988.3 feet to an iron pin in center of Old Anderson Road; thence with said road as the line N. 71-20 E. 133 feet to pin; thence N. 51-50 E. 67 feet to the point of beginning, containing ten (10) acres, more or less.

Said premises being the same property conveyed to the mortgagor by Paul Whisenant by deed 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.