

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: O. TOMMY GIBBS AND RAY T.

DEMPSEY

(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 **Twelve Thousand and No/100**

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid in monthly instalments of **One Hundred Ten and No/100** Dollars (\$ 110.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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,

All those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of White Horse Road and on the southern side of Lewis Street and being known and designated as a portion of Lots Nos. 60 and 61 of Earle Subdivision property of Looper and Yown as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "F", at Page 77 and having, according to said plat, the following metes and bounds, to-wit:

PORTION OF LOT NO. 60: BEGINNING at an iron pin on the western side of White Horse Road at joint corner of Lots Nos. 60 and 61 and running thence along the joint line of said lots S. 79-45 W. 262.6 feet to an iron pin; thence S. 10-15 E. 50 feet to a stake; thence N. 79-45 E. 243.2 feet, more or less, to a stake on the western side of White Horse Road; thence along the western side of said Road N. 11 E. 53.85 feet to an iron pin, the point of beginning.

PORTION OF LOT NO. 61: BEGINNING at a stake on the south side of Lewis Street 230.2 feet in a westerly direction from White Horse Road and running thence along said Lewis Street S. 79-45 W. 110 feet to an iron pin at the corner of Lot No. 59; thence along the line of Lot No. 59 S. 10-15 E. 200 feet to an iron pin; thence along the joint line of Lots Nos. 60 and 61 N. 79-45 E. 110 feet to a point; thence N. 10-15 W. 200 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by Rudolph V. Martin by his deed of even date and 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.