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BOOK 1120 PAGE 537

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edward H. Hembree (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 ~~Forty-Five Thousand~~ and no/100----- DOLLARS (\$ 45,000.00---) with interest thereon at the rate of ~~percent 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, on the eastern side of Stonehaven Drive, being shown as Lot 125A on plat of Redivision of Lots 125 and 126 of the Tully P. Babb Estate prepared by Cambell & Clarkson Surveyors, Inc., dated October 1, 1968, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the eastern side of Stonehaven Drive at joint front corner of Lots 125 and 125A and running thence with line of Lot 125, S 84-38 E 250 feet to an iron pin; thence N 5-22 E 126.6 feet to an iron pin on Shelburne Road; thence with Shelburne Road, N 82-38 W 224.9 feet to an iron pin at corner of Shelburne Road and Stonehaven Drive; thence with the curve, the chord of which is S 51-22 W 34.7 feet to an iron pin; thence with Stonehaven Drive, S 5-22 W 110 feet to the point of beginning.

The plat entitled "Redivision of Lots 125 and 126 on the Tully P. Babb Estate" is recorded in Plat Book 44 at page in the RMC Office for Greenville County.

The above entitled property is a portion of Lots 125 and 126 as shown on plat of the Property of Tully P. Babb Estate recorded in Plat Book QQ at pages 162 and 163, RMC for Greenville County.

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.