

OCT 22 3 01 PM '99

BOOK 1140 PAGE 196

First Mortgage on Real Estate

MORTGAGE
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Arthur M. Erwin

(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 Thousand and no/100----- DOLLARS
(\$ 30,000.00), with interest thereon at the rate of 7-1/2 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 25 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, in Butler Township, on the Western side of Butler Springs Road, near the City of Greenville, and according to a survey made by J. C. Hill, recorded in Plat Book VV, Page 166, containing 4.81 acres, more or less, and is described as follows:

BEGINNING at an iron pin on the Western Side of Butler Springs Road at the corner of property of Smeak and running thence with line of property of Smeak, Bailey and Blackwell N. 63-25 W. 624 feet to an iron pin in line of Hudson Acres; thence with the line of said Subdivision N. 40-00E. 326.8 feet to an iron pin in line of Harbin; thence with the line of said property S. 75-20 E. 221.4 feet to an iron pin and S. 87-24 E. 217.7 feet to an iron pin on Butler Springs Road; thence with the Western side of said Road, S. 1-35 W. 296.6 feet, S. 16-10 W. 55.5 feet and S. 26 W. 129.4 feet to the BEGINNING corner.

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 herefrom, 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.