

FILED
GREENVILLE CO. S. O.

BOOK 1144 PAGE 165

First Mortgage on Real Estate

DEC 12 5 02 PM '69

OLMOTHSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bagwell

Robert A. / and Carolyn M. Bagwell (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 Twenty Thousand and No/100-----DOLLARS (\$ 20,000.00), with interest thereon at the rate of eight 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, situate on the west side of Cleveland Street Extension being shown as Lot 3A on a revised plat of Lot 3, Section E of Gower Estates recorded in Plat Book 4C at page 87, the same being a portion of Lot 3, Section E of Gower Estates as recorded in Plat Book BBB at page 71 and having according to the revised plat the following metes and bounds, to-wit:

BEGINNING at the joint front corners of Lots 2 and 3A and running thence S. 81-08 W. 379.8 feet to an iron pin; thence N. 21-11 E. 191.8 feet to an iron pin; thence S. 86-13 E. 298.3 feet to the point which is the joint front corners of Lots 3A and 3B; thence with the said Cleveland Street Extension S. 6-45 E. 102.5 feet to the point of beginning.

The same being a portion of the property conveyed to the grantor herein by Mildred O. Keys by deed recorded in Deed Book 875 at page 582 in the RMC Office for Greenville County, South Carolina.

This conveyance is subject to the restrictions recorded in the RMC Office for Greenville County, South Carolina in Deed Book 769 at page 259. Conveyance is also subject to all restrictions, set backs lines, roadways, easements and rights of way of record.

Grantor to pay 1969 taxes.

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.