GREENVILLE CO. S. C.

BOOK 1204 PAGE 571

First Mortgage on Real Estate

OLLIF FARMSWORTH R. H. C.

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE R. HERRON AND VIRGINIA

H. HERRON

(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-seven Thousand and No/100 (\$27,000.00)

DOLLARS

(\$ 27,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, on Edwards Mill Road, being shown and designated as the greater part of Lot No. 37 on plat of Edwards Forest, Section 4, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at Page 82, said lot having the following metes and bounds:

BEGINNING at a point at the joint front corner of Lots 36 and 37 and running thence with the right-of-way of Edwards Mill Road, S. 62-37 E. 124.1 feet to a point; thence turning and running S. 37-38 W. 197 feet to the joint rear corner of Lots 37 and 38; thence turning and running with the joint lot lines of Lots 37 and 38, N. 59-52 W. 72 feet to a point; thence turning and running in a northerly direction 191 feet, more or less, to the point of beginning.

Together with all and singular the rights, members, hereditainents, 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.