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GREENVILLE CO. S. C.

SEP 27 10 54 AM '71

BOOK 1207 PAGE 622

BEREA

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: JOE MORRIS BUSBY & MONETTA H. BUSBY

----- (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 Fourteen Thousand and No/100 (\$14,000.00) ----- DOLLARS

(\$ 14,000.00 --), 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 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, Greenville Township, being more specifically shown as one of two lots of the property on the plat of Property of Joe M. Busby by John C. Smith, Surveyor, dated June 11, 1971 and recorded in Plat Book 4K at page 75 and according to said plat having the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the south side of Hellene Street at the joint front corner of another lot, belonging to the Grantor, shown on plat, said point being 290.5 feet in a northeasterly direction from the intersection of Emile Avenue and Hellene Street; and running thence along Hellene Street N 60-28 E 289.1 feet to an iron pin on the south side of Hellene Street; thence turning and running S 24-57 E 312.4 feet to an iron pin; thence S 60-52 W 133.4 feet to an iron pin; thence S 60-05 W 133.2 feet to an iron pin at the joint rear corner of the other lot, belonging to Grantor. Thence N 24-57 W 312.4 feet to the beginning point. Said lot containing 1.90 acres.

This is a portion of the property conveyed to Grantor by deed from Paul V. Odom, recorded in Deed Book 664 at page 153 in the RMC Office 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.