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ELIZABETH RIDDLE
R.M.O.

BOOK 1256 PAGE 475

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James E. Smith and Carol T. Smith

(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-five thousand eight hundred and no/100ths ----- DOLLARS

(\$25,800.00) 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, bar gained, 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, near the City of Greenville at the intersection of West Parker Road and Almena Street being shown and designated as Lot 9, of Block B on a plat of Hughes Heights Subdivision, prepared by Pickell & Pickell dated February 28, 1955 recorded in the RMC Office of the Greenville County Courthouse in Plat Book GG at Page 123 and being described according to said plat more particularly to-wit:

BEGINNING at an IRON PIN on the southern side of West Parker Road at the joint front corner of Lots 8 and 9 and running thence with the common line of said Lots S 26-26 W 163.2 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 9 N 38-24 W 105.6 feet to an iron pin on the eastern side of Almena Street; thence along said Street N 37-33 E 130.9 feet to an iron pin at the intersection of West Parker Road and Almena Street; thence with curve of Almena Street (the chord of which is N 77-00 E) 38.1 feet to an iron pin on West Parker Road; thence along West Parker Road S 63-34 E 50.4 feet to an IRON PIN, the point of beginning.

The above-described property is the same conveyed to the Mortgagors by deed of Charles W. Scott and Evelyn Alexander Scott recorded in the RMC Office in Deed Book _____ at Page _____

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and 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, collect it as part of the debt secured by the mortgagee.