

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: EDWARD W. CLAY AND BETTY Y. CLAY,

(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 AND NO/100***----- DOLLARS

(\$ 25,000.00), 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, City of Greenville in Marshall Court Subdivision, being known and designated as the Northern one-half of Lot No. 3 (45 foot front) and the Southern 70 feet of Lot No. 2 of said subdivision as shown on a plat of Marshall Court prepared by Piedmont Engineering Service, dated July 24, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book T at page 261, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Marshall Court, 327.7 feet from the intersection of Marshall Court and Brookside Way, and running thence along the Western side of Marshall Court, S. 25-14 E. 115 feet to a point which is the joint front corner of the lot now owned by Mrs Elizabeth W. Mahon; thence S. 64-46 W. 225 feet more or less to a point which is the joint rear corner of the above mentioned lot owned by Mrs. Mahon; thence N. 25-45 W. 115 feet more or less to a point which is 20 feet from an iron pin on the rear corner of Lot No. 1; thence N. 64-46 E. 225.7 feet more or less 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 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.