

GREENVILLE, S. C.
NOV 27 2 58 PM '10
ELIZABETH RIDDLE
R.M.C.
MORTGAGE

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MAIN
First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE AND
PICKENS
TO ALL WHOM THESE PRESENTS MAY CONCERN:

James H. Dobbins and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Mildred J. Dobbins

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 Nine Thousand Nine Hundred and No/100-----DOLLARS

(\$ 29,900.00) 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 fifteen 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, on the southeastern side of Alleta Avenue being a portion of Lots 38 and 40 as shown on plat of Hillside Terrace and being recorded in Plat Book F at Page 154 and described as follows:

BEGINNING at a stake on the southeastern side of Alleta Avenue 64.6 feet southwest from Clevervine Avenue, the corner of Lots 40 and 42, and running thence S. 35-08 E. 126.2 feet to a stake in line of Lot 22; thence with the lines of Lots 22, 23 and 24, S. 53-47 W. 90 feet to a stake; thence N. 28-20 W. 126.7 feet to a stake in Alleta Avenue; thence with the southeast side of said avenue, N. 53-15 E. 75 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land lying on the eastern side of Old Easley Bridge Road near the City of Easley, State of South Carolina, and being south of Rock Springs Church, being more fully described as follows:

BEGINNING at an iron pin at the northwestern corner of said tract, said iron pin being in the center of Old Easley Bridge Road and running thence S. 83-51 E. 240 feet to an iron pin; thence S. 88-55 E. 126.4 feet to an iron pin; thence N. 06-35 E. 182 feet to an iron pin at the Quin corner; thence S. 81-10 E. 464 feet to an old stone; thence S. 02-20 W. 291.7 feet to an iron pin; thence S. 69-05 W. 839 feet to an iron pin in the center of the Old Easley Bridge Road; thence N. 04-22 W. 513 feet 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.