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FILED GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE BOMBE STANDAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL (WHO) THESE PRESENTS MAY CONCERN: WARREN J. HUGHES, JR.

(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 Fifteen Thousand and No/100------DOLLARS

(\$ 15,000.00 ), 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 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns.

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All that certain, piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot 2, Block J. Highland Terrace Subdivision, prepared by W. J. Riddle, Surveyor, October, 1936, and recorded in the RMC Office for Greenville County in Plat Book K, at Pages 120, 121 and 122, and being more fully described according to a plat of property of Calvin B. Rowland, et al, prepared by Dalton & Neves, October, 1961, and having, according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Townes Street at the intersection with Orange Street and running thence along the western side of said Townes Street N. 11-00 E. 64.1 feet to an iron pin in line of lot designated as part of Lot 2, and running thence N. 73-58 W. 33.8 feet to an iron pin; thence continuing N. 71-09 W. 66.5 feet to an iron pin; thence N. 11-00 E. 4.4 feet to an iron pin; running thence N. 71-01 W. 63 feet to an iron pin; running thence S. 18-10 W. 70 feet to an iron pin on the northern side of Orange Street; running thence with the northern side of said Orange Street S. 71-50 E. 170 feet to the point of beginning.

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 factures 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.