

REGULATION NO. 22
COMPLIED WITH
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First Mortgage on Real Estate

FILED
GREENVILLE, CO. S. C.
MAY 3 2 05 PM '73
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1274 PAGE 387

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: THELMA NEAL SPRATT and STEPHEN

NEAL SPRATT (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-THREE THOUSAND AND NO/100 ----- DOLLARS

(\$ 23,000.00), 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, being known and designated as a portion of Lots 11, 12 and 13 according to a plat of the Property of Talmer Cordell prepared by Dalton & Neves, April 1951 and recorded in the RMC Office for Greenville County in Plat Book AA, at page 33 and having, according to a more recent survey prepared by Piedmont Engineering Service, entitled Property of Thelma Neal Spratt, dated July 1955, recorded in Plat Book II, at page 193, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Hampton Circle (now known as Woodfern Circle) in the center of a branch at the joint corner of Lots 12 and 13 and running thence along the Northwestern side of Hampton Circle (woodfern Circle) North 43-00 East 143.3 feet to an iron pin; thence along the curve of Hampton Circle (Woodfern Circle), the arc of which is North 1-43 West 35.4 feet to an iron pin on the Southwestern side of Hampton Circle (Woodfern Circle); thence along the Southwestern side of Hampton Circle (Woodfern Circle) North 45-27 West 67.5 feet to an iron pin; thence South 43-00 West 173.6 feet to an iron pin in branch; thence with the branch as the line, South 49-44 East 92.6 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 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.