

GREENVILLE CO. S. C.

MAY 11 10 47 AM '73

BOOK 1277 PAGE 179

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Raymond B. 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-eight thousand and no/100ths-----DOLLARS

(\$ 28,000.00), 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 25 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, in the City of Greenville, situate on the northeastern corner of the intersection of Pimlico Road and Shallowford Road, being shown and designated as Lot No. 490 on plat of Section D of Gower Estates, recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book RR at Pages 192 and 193 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the eastern side of Pimlico Road at the joint front corner of Lots 489 and 490, and running thence with the line of Lot 489, S 73-10 E 160 feet to an iron pin in line of Lot 491; thence with line of said Lot, S 17-28 W 139.5 feet to an iron pin on Shallowford Road; thence with the northern side of said Road, N 88-01 W 100 feet to an iron pin; thence with the curve of the intersection of Shallowford Road and Pimlico Road, the chord of which is N 42-57 W 35.5 feet to an iron pin; thence continuing with the eastern side of Pimlico Road as follows: N 1-56 E 55 feet to an iron pin, N 4-21 E 50.2 feet, and N 9-15 E 45 feet to the beginning corner.

The above-described property is the same conveyed to the Mortgagor by deed of Jack K. Taylor recorded in the R.M.C. Office of the Greenville County Courthouse in Deed Book 779 at Page 464.

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.