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DONNIE S. TANNER/CLERK
R.M.C.

BOOK 1415 PAGE 645

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hugh Stanley Bratcher and
Trudy E. Bratcher (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 twenty (20) 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 located on the Northeastern side of Gardenia Drive and being known and designated as Lot 49 on plat of property of Cedar Lane Gardens, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at Page 139 and having, according to said plat, metes and bounds as follows, to-wit:

BEGINNING at an iron pin on the Northeastern side of Gardenia Drive at the joint front corner of Lots 48 and 49 and running thence N. 39-21 E. 147.5 feet to an iron pin; thence turning and running N. 43-11 W. 75 feet to an iron pin; thence turning and running along the joint line of property herein and Lot 50, S. 42-52 W. 166.3 feet to an iron pin on Gardenia Drive; thence turning and running along Gardenia Drive, S. 56-33 E. 85 feet to the point of beginning.

This being the same property acquired by the Mortgagors herein by deed of Julius Robert Bratcher and Linda Gail Bratcher Farmer and the Estate of Eugene A. Peigler, whose Estate is on file in the Probate Court for Greenville County in Will Apartment 1436, File 25.

[Faint notary seal and signature area]

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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.

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