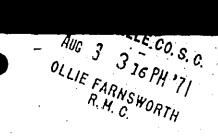
BOOK 1201 PAGE 146



First Mortgage on Real Estate

MORTGAGE.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WALTER S. GRIFFIN

(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 Eleven Thousand Two Hundred Fifty and No/100 DOLLARS

(\$ 11,250.00), 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 10 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.

ZAGNEGULEGOS GERAS GERAS GERAS GERAS GERAS GERANDES GERAS GERAS CONTROCAS GERANDAS GERANDAS CONTROCAS GERAS GERAS

ALL that certain piece, parcel, or lot of land with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Ward Two of the City of Greenville, and being known and designated as Lot No. 45 and a small triangular lot from the rear of Lot No. 46 of the property of the Rowley Estate as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C, at Page 5, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McGee Street at a point approximately 140.4 feet south of the southwest corner of the intersection of McGee Street with East Avenue, and being 9.9 feet north of the joint corner of Lots No. 45 and 46, and running thence along the west side of McGee Street, S. 21-45 E. 60 feet to an iron pin at the joint corner of Nos. 44 and 45 Lots; thence along the joint line of said lots, S. 16-30 W. 155 feet to an iron pin at the joint rear corner of said lots on a 10-foot alley; thence along the line of said alley, N. 21-45 W. 52.6 feet to an iron pin at the joint rear corner of Lots No. 45 and 46; thence along the joint line of said lots, N. 16-30 E. 102.6 feet to an iron pin in the joint line of Lots Nos. 45 and 46, which point is 52.4 feet west from the joint corner of said Lots 45 and 46 on the west side of McGee Street; thence in a northeasterly direction across the southeastern part of Lot No. 46, 51 feet, 3 inches to an iron pin on the west side of McGee Street, the beginning corner; being the same lot conveyed to J. T. Locke by H. V. Ernest by deed dated April 5, 1945 and recorded in the R.M.C. Office for Greenville County in Vol. 274, at Page 114.

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.