

OCT 19 4 21 PM '72
GREENVILLE CO. S. C.
ELIZABETH RIDDLE
R.M.C.

609X 1254 PAGE 67

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lillian R. Taylor (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

Sixty-Eight Thousand and No/100----- DOLLARS
(\$ 68, 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, Paris Mountain Township, on the southwestern side of Altamont Road, containing 4.9 acres, more or less, and being shown as property of Branyon Investment Company, Inc., on a plat thereof prepared by Piedmont Engineering Service, dated April 3, 1962, and recorded in the R. M. C. Office for Greenville County in Plat Book AAA at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of the right-of-way of Altamont Road, corner of property belonging to B. D. White and John L. Pitts, and running thence with the line of that property, S. 65-08 W. 687.2 feet to an iron pin; thence turning and running with the line of property belonging to Barrows, N. 22-00 W. 287.0 feet to an iron pin; thence turning and running with the line of property of Sterling L. Smith, et ux, N. 59-15 E. 311 feet; thence continuing with the line of Smith property, N. 59-25 E. 345.5 feet to an iron pin on the southwestern edge of the right-of-way of Altamont Road; thence with the southwestern edge of the right-of-way of Altamont Road, S. 29-20 E. 255.0 feet; thence continuing with the said right-of-way, S. 24-0 E. 100 feet to an iron pin, the point of beginning; being the same property conveyed to me by John Bidwell by deed of even date to be recorded herewith.

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.