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ELIZABETH RIDDLE
R.M.C.

BOOK 1254 PAGE 655

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Johnny R. Breazeale and
Joan M. Breazeale

(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-five Thousand and no/100-----DOLLARS**

(\$ 25,000.00), 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, on the southern side of Saluda Circle, near the City of Greenville, being shown as Lot 154 on plat of Westcliffe, Section 3, as recorded in Plat Book JJJ at Pages 72 and 73, and being described as follows:

BEGINNING at an iron pin on the southern side of Saluda Circle, corner of Lot 153 and running thence with the southern side of said Circle N. 60-14 E. 120 feet to iron pin at corner of Lot 155; thence with line of said lot S. 29-59 E. 167.7 feet to point in branch; thence with the branch as a line the traverses of which are: S. 51-15 W. 48.2 feet and S. 78-20 W. 67.6 feet to the corner of Lot 153; thence with line of said lot N. 32-46 W. 152.7 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 805 at Page 480 in the R.M.C. Office for Greenville County.

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.