

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. D. Miller

(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-Two Thousand Five Hundred and No/100----- DOLLARS

(\$ 22,500.00), 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 fifteen 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 Northwestern side of Bennett's Bridge Road in the County and State aforesaid containing 21.40 acres more or less, being shown as a portion of tract 2 of the Estate of Hiram Hobby on plat recorded in the RMC Office for Greenville County in Plat Book H at Page 56 and having the following metes and bounds, to wit:

BEGINNING at a point in the center of Bennett's Bridge Road and running thence along the line of property now or formerly belonging to Charles B. Flowers and Dorothy Ann M. Flowers in a Northwesterly direction 497 feet to a point; thence S. 43-00 E. 400 feet to a point in the center of Peters Creek; thence along the center of said creek N. 70 W. 23 feet to a bend; thence still with center of said creek N. 19-20 W. 241 feet to another bend; thence continuing along the center of said creek N. 30-40 E. 139.6 feet; thence N. 7-20 W. 189.5 feet to a point in the center of said creek opposite the mouth of a ditch marked by three (3) Ash trees; thence along the line of property now or formerly of F. L. Smith N. 63-30 E. 213 feet to a point in said ditch; thence still along said ditch N. 43-45 E. 284 feet to a stake; thence still with Smith property N. 64-30 E. 792 feet to a stone at the corner of property now or formerly of Snow; thence along the line of that property S. 39-30 E. 471.5 feet more or less to the center of Bennett's Bridge Road; the total measurements of said line being 489 feet; thence along the center of Bennett's Bridge Road S. 36-10 W. 357.5 feet to a point; thence still with said road S. 40-45 W. 199.4 feet; thence S. 43-00 W. 586.3 feet to the point of beginning.

The property described above is the same conveyed to the Mortgagor by deed recorded in Deed Book 835 at Page 483, less, however, that certain four-acres tract conveyed by the Mortgagor to Charles B. Flowers and Dorothy Ann M. Flower by deed recorded in Deed Book 986 at Page 96.

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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