

MAR 25 5 10 PM 1965

First Mortgage on Real Estate

MORTGAGE

CLERK FOR GREENVILLE COUNTY, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. L. Carpenter (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 Thirty-Seven Thousand and no/100 ----- DOLLARS (\$37,000.00), with interest thereon at the rate of Five and one-half (5 1/2) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is Twenty-five 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, known and designated as Lot Number Thirty-Three (33) of Section one (1) of Chanticleer, Inc., as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R. M. C. Office for Greenville County in Plat Book YY at page 97, and having according to said plat, the following metes and bounds; to-wit:

BEGINNING at an iron pin on the western side of Chanticleer Drive at the northeastern corner of Lot 33 and running thence with the western side of Chanticleer Drive, S. 10-19 E. 60 Feet to a pin; thence still with the western side of Chanticleer Drive, S. 4-46 W., 62.6 feet to a pin; thence still with the western side of said Drive, S. 14-11 W. 56 feet to a pin at the curve of the intersection of Chanticleer Drive, and East Seven Oaks Drive; thence with the curve of the intersection of said Streets (the traverse of which is S. 59-14 W. 35.3 feet) to a pin on the northeastern side of East Seven Oaks Drive; thence with the northeastern side of East Seven Oaks Drive, N. 76-02 W. 97.6 feet to a pin; thence still with the northeastern side of said Drive, N. 77-20 W. 12.4 feet to a pin at the southwestern corner of Lot 33; thence N. 13-52 E. 112 feet to a pin; thence S. 63-20 W. 131.7 feet to a pin at the beginning corner.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the R. M. C. Office for Greenville County, South Carolina in Vol. 713 at page 221 and Vol. 716 at page 321.

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.

*Amended
Clerk for Greenville County
Plat Book 159 page 1184
2-27-95*