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OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

BOOK 1099 PAGE 443

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, ERNEST BLAKELY, JR.

(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-Two Thousand, Seven Hundred----- DOLLARS (\$62,700.00), with interest thereon at the rate of 6 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 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, and known and designated as Lot No. 90, on the plat of Green Valley Estates prepared by Piedmont Engineering Company dated December 20th, 1957, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book QQ at Pages 2 and 3, and which lot by reference to said plat is more particularly described as follows:

BEGINNING at an iron pin on the northwestern edge of Crape Myrtle Drive, joint front corner of Lot Nos. 89 and 90, and running thence with the joint line of said lots N. 48-10 W. 315.3 feet to an iron pin, joint rear corner of said lots in line of Lot No. 85; thence with the joint line of Lot Nos. 85 and 90 S. 85-24 W. 40 feet to an iron pin, joint corner of Lot Nos. 82, 83, 85 and 90; thence with the rear line of Lot Nos. 81 and 82 S. 6-29 E. 283 feet to an iron pin, joint corner of Lot Nos. 80, 81 and 90; thence with the joint line of Lot Nos. 80 and 90 S. 49-08 E. 138 feet to an iron pin on the northwestern edge of said Crape Myrtle Drive; thence with the line of said Crape Myrtle Drive N. 39-51 E. 215 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being on the northwesterly side of Sun Rise Valley Road (formerly Crape Myrtle Drive) near the City of Greenville, South Carolina being the southwesterly portion of Lot No. 89 of Green Valley Estates, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book QQ, at Pages 2 and 3, and having according to the survey made by Piedmont Engineering Service, dated May 21st, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sun Rise Valley Road, said pin being the joint front corner of Lot Nos. 89 and 90, and running thence along the joint line of said lots N. 48-10 W. 315.3 feet to an iron pin in the line of Lot No. 85; thence with the line of Lot No. 85 N. 65-0 E. 130.5 feet to an iron pin; thence turning and running along a new line through Lot No. 89, S. 40-41 E. 271.6 feet to an iron pin in the front line of Lot No. 89 on the northwesterly side of Sun Rise Valley Road; thence with the northwesterly side of said road S. 46-05 W. 85 feet to the point of beginning.

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.