

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SHELBY JEAN BUSLER

(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

NINE THOUSAND AND NO/100THS ----- DOLLARS
(\$9,000.00), with interest thereon at the rate of 8 - 7 3/4 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 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,

ALL those certain lots of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, containing three (3) acres, more or less, designated as Lots No. 5 and 6 on a plat of Eva Lee and Lanzo Rosemond property prepared by Robert Jordan, R. L. S., on March 6, 1967, and having according thereto the following courses and distances, to-wit:

BEGINNING at a nail in the center of Keeler Bridge Road (S.C. Hwy. No. 23-102) at the joint corner with Lot No. 4, and running thence N. 74-08 E. 332.1 feet to an iron pin; thence N. 29-15 E. 137 feet to an iron pin; thence N. 29-15 E. 275 feet to an iron pin; thence S. 74-36 E. 317 feet to the center of said road; thence along the center of said road S. 29-15 W. 275 feet and S. 22-57 W. 137 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.