

FILED
GREENVILLE CO. S.C.
NOV 21 4 31 PM '69
WILLIE FARNSWORTH
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, William B. Kroske and

Shirley P. Kroske

(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-Eight Thousand Five Hundred and No/100 ----- DOLLARS (\$ 28,500.00), with interest thereon at the rate of 8% and 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 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, being known and designated as the southern one-half of Lot No. 41, all of Lot No. 42 and the northern 70 feet of Lot No. 43 in Block 3 of a plat of University Heights, recorded in Plat Book "Y" at Page 53 in the R.M.C. Office for Greenville County, and being further described as follows:

BEGINNING at an iron pin on the northeastern side of Batesview Drive in the front line of Lot No. 43, which pin is 30 feet in a northeasterly direction from the joint front corner of Lot No. 43 and 44 and running thence along the northeastern side of Batesview Drive, N. 33-35 W. 233 feet to an iron pin in the center of the front line of Lot No. 41, being the corner of property now or formerly owned by Fred H. Eakin, et. al.; thence running along the Eakin lot, N. 56-31 E. 264.7 feet to an iron pin in the rear line of Lot No. 41, which pin is 63 feet southeast from the joint rear corner of Lots Nos. 40 and 41; thence along the rear lines of Lots Nos. 41, 42 and 43, S. 31-16 E. 233 feet to an iron pin in the rear line of Lot No. 43, which pin is at the joint rear corner of a lot now or formerly owned by Louis M. Davis; thence along the Davis line, S. 56-13 W. 250.1 feet to the beginning corner, being the identical property conveyed to the Mortgagora Grantor by deed of J. L. Lammers, Jr. and Ruth M. Lammers recorded 8-14-62 in the R.M.C. Office of Greenville County, South Carolina in Deed Book 704 at page 340, and to the Mortgagors by deed of Charles H. Bell and Carolyn C. Bell, recorded in the R.M.C. Office of Greenville County, South Carolina on September 16, 1969.

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.