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OLLIE FARNSWORTH  
R.M.C.

BOOK 1163 PAGE 501

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **PETER J. BOTZIS AND RUTH R. BOTZIS**

----- (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-Two Thousand & No/100**-----DOLLARS (\$ 32,000.00 ), with interest thereon at the rate of **Eight (8%)** 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, being the major portion of Lot # 18 on plat of Section F, Gower Estates Subdivision recorded in Plat Book JJJ at Page 99 of the R. M. C. Office for Greenville County, South Carolina and having according to said plat and a recent survey made by Campbell & Clarkson Engineers, June 9, 1967, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Charlburg Street the joint front corners of Lots Nos. 18 and 19, thence with the northeast side of said streets South 19-56 East 15 feet to a point; thence with the curve of said street South 50-26 East 46.9 feet; thence continuing with the curve of said street South 1-17 West 50.5 feet to an iron pin; thence with the new line through said Lot # 18, North 74-08 East 172.3 feet to an iron pin, the original rear corner of Lot # 18; thence North 19-50 West 116.7 feet to an iron pin at corner of Lot # 19; thence with the line of said lot South 70-04 West 178.9 feet to the beginning corner.

This is a major portion of a lot conveyed to the grantors predecessors by Conyers and Gower, Inc., and is conveyed subject to the restrictive covenants applicable to said subdivision recorded in Deed Book 790 at Page 139.

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.