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GREENVILLE CO. S. C.
JUL 19 4 02 PM '71
OLLIE FARNSWORTH
R.M.C.

BOOK 1199 PAGE 167

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: NATHANIEL WERNICK AND

MAJORIE WERNICK (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 Five Hundred and No/100 DOLLARS ($ 32,500.00), with interest thereon at the rate of 7½% 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 30 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina known and designated as Lot 98 on Seabury Drive of Merrifield Park and shown on plat of Merrifield Park recorded in the office of the RMC for Greenville County, South Carolina in Plat Book 000 at Page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of Seabury Drive at the joint front corner of Lots Nos. 98 and 99 and running thence along the edge of Seabury Drive S. 87-03 E. 102.6 feet to an iron pin; thence continuing along the edge of Seabury Drive N. 85-00 E. 10 feet to a point at the joint front corner of Lots Nos. 97 and 98; thence turning and running along common line with Lot No. 97 S. 5-00 E. 219 feet to a point; thence turning and running along the rear line of Lot No. 98 N. 70-28 W. 178 feet to a point at the joint rear corner of Lots Nos. 98 and 99; thence turning and running N. 10-08 E. 192.8 feet to an iron pin, 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.