

MAIN

FILED
GREENVILLE, CO. S. C.

BOOK 1200 PAGE 138

JUL 26 4 28 PM '71

First Mortgage on Real Estate

OLLIE EARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Julian K. Burgess and
Barbara F. Burgess

(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-five Thousand and no/100-----DOLLARS (\$5,000.00), 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 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, in Austin Township, within the corporate limits of the Town of Mauldin, being known and designated as lot no. 19 of a Subdivision known as Glendale II, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 000 at page 55, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Hickory Lane at the joint front corner of Lots 18 and 19 and running thence with the northeastern side of Hickory Lane, S. 56-08 E. 69 feet to a point; thence continuing with the northeastern side of Hickory Lane, S. 47-49 E. 21 feet to a point at the joint front corner of lots 19 and 20; thence N. 42-11 E. 165 feet to a point at the joint rear corner of lots 19 and 20; thence N. 47-49 W. 173 feet to a point at the joint rear corner of lots 18 and 19; thence S. 16-36 W. 193.9 feet to a point on the northeastern side of Hickory Lane at the point of beginning.

This is the same property conveyed to the mortgagors by deed of J. Odell Shaver to be recorded herewith.

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.