

FILED
GREENVILLE CO. S. C.

BOOK 1203 PAGE 210

First Mortgage on Real Estate
PLEASANTBURG

AUG 18 2 22 PM '71
OLLIE MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN H. ZABEL, JR., AND (hereinafter referred to as Mortgagor) SEND(S) GREETING:
SALLY V. ZABEL

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 and no/100----- DOLLARS

(\$ 32,000.00----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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 shown as Lots 20 and 21 on plat of Rollingwood recorded in Plat Book YY at page 111 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the northern side of Rollingwood Drive at joint front corner of Lot 25 and running thence with the northern side of Rollingwood Drive, S 79-58 W 335 feet to an iron pin at corner of Rollingwood Drive and Green Hill Drive; thence with the curve of said corner the chord of which is N 55-02 W 35.3 feet to an iron pin on the eastern side of Green Hill Drive; thence with the eastern side of Green Hill Drive, the following courses and distances: N 10-02 W 337 feet, N 1-22 W 100 feet, N 15-58 E 100 feet, N 33-18 E 100 feet, N 51-28 E 100 feet, N 63-04 E 45.5 feet, N 67-00 E 283.3 feet to an iron pin at rear corner of Lot 22; thence S 11-37 E 387.2 feet to an iron pin; thence S 79-58 W 185 feet to an iron pin at rear corner of Lot 25; thence with line of Lot 25, S 10-02 E 362 feet to the beginning corner.

Derivation: Same property conveyed to mortgagors by Sally A. Russ and Isham A. Russ, deed 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.