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BOOK 1243 PAGE 540

ELIZABETH RIDDLE
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert S. Berry and

Miriell A. Berry (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 Six Thousand and No/100-----DOLLARS

(\$ 6,000.00), 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 10 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~~ ^{those} 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 Grove Township, containing in the aggregate 6 acres, more or less, and being more particularly described as follows:

ALL that lot of land in Grove Township, Greenville County, containing 4.5 acres, more or less, bounded on the East by property now or formerly of J. A. Norris and the Pelzer Road; on the West by property now or formerly of Columbia and Greenville Railroad; and on the South by lands now or formerly of Julius Eskew, or Settlement Dirt Road, and being shown as Lot 3, of Block A, on Tax Map 609.2 in the Block Book Department of the Greenville County Courthouse. Said premises being the same conveyed to the Mortgagors by Deed recorded in the RMC Office of Greenville County, in Deed Book 681, at Page 470.

ALSO, All that other tract of land containing 1.7 acres, more or less, and being more particularly described, to-wit:

BEGINNING at the center of Pelzer Road at the Southwest corner of property now or formerly of E. B. Harvey, and running thence with the Western side of Pelzer Road, N. 1-45 W. 300 feet to an iron pin; thence continuing with said Pelzer Road, N. 1-40 E. 100 feet to an iron pin; thence N. 14-45 E. 111.8 feet, more or less, to an iron pin; thence leaving said road and running in a Northwesterly direction 127 feet, more or less, to an iron pin, said iron pin being 9 feet in a Southeasterly direction from the joint corner of Lots now or formerly of Patterson and Norris; thence S. 11 E. 436 feet, more or less, to an iron pin on a county road; thence S. 83-20 E. 44.1 feet to the point of beginning. Said premises being the same conveyed to the Mortgagors by Deed recorded in Deed Book 693, at Page 109, and shown as Lot 4, of Block 1, on Tax Map 609.2, in the Block Book Department of the Greenville County Courthouse. LESS, HOWEVER, those two small tracts conveyed 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.

by Deeds recorded in Deed Book 696, at Page 74, and Deed Book 792, at Page 129.