

AUG 16 3 36 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1245 PAGE 264

First Mortgage on Real Estate

Pleasantburg

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Diane Elizabeth Mathis

(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 Seventeen Thousand and no/100----- DOLLARS

(\$ 17,000.00), 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, near the Town of Mauldin, being a portion of Lot 6 as shown on plat of Property of the Estate of W. R. Corn, recorded in Plat Book QQ at page 64 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin at the joint rear corner of Tracts 5 and 6, and running thence with line of Tract 5, N 86-15 W 150 feet to a point; thence turning and running through Tract 6, N 1245 E 175 feet to a point; thence S 86-15 E 150 feet to a point in rear line of Tract 6; thence with rear line of Tract 6, S 12-45 W 175 feet to the beginning corner.

ALSO: An easement appurtenant for ingress and egress over the following described property:

Beginning at an iron pin at the joint front corner of Lot 6, hereinabove mentioned, and Lot 5, and running thence with line of Lot 5, S 86-15 E 584.7 feet to a point at the joint front corner of the lot above described and also owned by Diane Elizabeth Mathis; thence with said lot, N 12-45 E 15 feet to a point in line of said lot; thence turning and running through Lot 6, N 86-15 W 584.7 feet, more or less, to a point in the center of Miller Road; thence with center of Miller Road, S 3-15 W 15 feet to an iron pin in the center of Miller Road at joint front corner of Lots 5 and 6, 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.