

WADE HAMPTON

GREENVILLE CO. S. C.
Nov 2 2 21 PM '72

BOOK 1255 PAGE 614

First Mortgage on Real Estate

ELIZABETH RIDDLE
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Gary A. Ungefug and
Patricia K. Ungefug

(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 Twenty-two Thousand and no/100-----DOLLARS

(\$ 22,000.00), 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 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, situate on the north-western side of Butler Springs Road in the County of Greenville, State of South Carolina, being shown as a tract containing 0.76 acres on a plat of the property of Georgia Bailey Smeak dated March, 1938, prepared by Dalton & Neves recorded in Plat Book PP at Page 69 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Butler Springs Road at the corner of property now or formerly belonging to Charlotte R. Bailey and running thence with the Bailey property N. 63-16 W. 268 feet to an iron pin; thence N. 30-30 E. 125 feet to an iron pin; thence S. 63-16 E. 268 feet to an iron pin on Butler Springs Road; thence with said road S. 30-30 W. 125 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Ray E. Hessler and Dorothy R. Hessler 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.