

FILED
REC'D
REGULATION NO. 22
COMPLIED WITH
First Mortgage on Real Estate

GREENVILLE CO. S. C.

APR 21 3 05 PM '73

BOOK 1264 PAGE 421

DONNIE S. TAHKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: E: Don Rott and Karen K. Rott

(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 One Hundred Thousand ----- DOLLARS

(\$100,000.00), 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 30 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, on the western side of DeBrahm Court near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 169 as shown on a plat of Chanticleer Subdivision, Section IV, Part I, made by Webb Surveying and Mapping Company, dated December 3, 1969, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-F at page 19, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of DeBrahm Court at the joint front corner of Lots Nos. 168 and 169 and running thence with the line of Lot No. 168 N. 45-18 W. 198.2 feet to an iron pin; thence N. 37-02 E. 120 feet to an iron pin; thence with the line of Lot No. 148, Part Two, and Lot No. 149 S. 61-32 E. 180 feet to an iron pin at the joint corner of Lots Nos. 169, 170, 150 and 149; thence with the line of Lot No. 170 S. 24-48 W. 139.1 feet to an iron pin on DeBrahm Court; thence with the curve of DeBrahm Court, the chord of which is S. 59-42 W. 35 feet to an iron pin; thence continuing with the curve of DeBrahm Court, the chord of which is S. 18-43 W. 5 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Chanticleer Real Estate Co., dated December 15, 1972, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

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.