

BOOK NO. 22
COMPLETED WITH
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FILED
GREENVILLE CO. S. C.
FEB 13 3 00 PM '73
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1286 PAGE 592

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James D. Landreth and Cheryl J. Landreth
(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 Two thousand nine hundred and no/100ths-----DOLLARS

(\$ 2,900.00) 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 three 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 City of Greenville, on the Northern side of Lyons Drive, being shown and designated as Lots Nos. 12 and 13 on plat of Terrace Aures, prepared by Carolina Engineering and Surveying Co., dated June 16, 1967, said plat being recorded in the RMC Office for Greenville County in Plat Book 000 at Page 126 ad having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Lyons Drive joint front corner of Lots Nos. 13 and 14 and running thence along and with the joint property line of said two Lots N 4-25 E 320 feet to an iron pin; thence S 85-35 E 600 feet to an iron pin on the Western side of Lyons Court; thence running along and with the Western side of Lyons Court S 4-25 W 295 feet to an iron pin at the Northwest intersection of Lyons Court and Lyons Drive; thence along the curve of the intersection of Lyons Drive and Lyons Court, the chord of which is S 40-34 E 35.4 feet to an iron pin on Lyons Drive; thence running along and with the Northern side of Lyons Drive N 85-35 W 575 feet to the beginning point.

This being the identical property conveyed by John P. Mann and Thomas C. Brissey by deed recorded in the RMC Office for Greenville County in Deed Book at Page to James D. Landreth and Cheryl J. Landreth.

For a more particular description see the aforesaid plat.

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.