

PLEASANTBURG

REGULATION NO. 22
COMPLIED WITH

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 1268 PAGE 323

FEB 28 1 50 PM '73

SCHEIDT & TALBOT
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gertrude A. Files, formerly Gertrude A. Davenport

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

(\$ 10,000.00), 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 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, lying on the Southeastern corner of the intersection of Sandy Road with an unnamed County road near the City of Greenville, County of Greenville, South Carolina, being shown as Lot No. 83 on a plat of Donaldson Heights, recorded in Plat Book KK, Page 17, being more particularly shown on the plat of the property of G. Walton Darby prepared by R. W. Dalton, dated March, 1958, according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southeastern corner of the intersection of Sandy Road with County road and running thence with said County road S. 77-30 E. 129.1 feet to an iron pin front corner of Lot 82; thence with the line of said lot, S. 12-30 W. 175 feet to an iron pin; thence with the line of Lot 84, N. 77-30 W. 57.3 feet to an iron pin on the eastern side of Sandy Road; thence with the eastern side of said road, N. 9-56 W. 189.5 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 618 at Page 473 in the R.M.C. Office for Greenville County.

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.