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First Mortgage on Real Estate

DONNIE S. TANKERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LEROY W. FIELD

(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 Eight Hundred ----- DOLLARS

(\$22,800.00-----), 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 (20)** 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,

All that certain lot of land lying in the State of South Carolina, County of Greenville, on the northern side of Pleasantdale Circle, shown as Lot 17 on a Map of PLEASANTDALE recorded in the RMC Office for Greenville County in Plat Book QQ at page 19 and being further described as follows:

BEGINNING at an iron pin on the northern side of Pleasantdale Circle at the joint front corner of Lots 16 and 17 and running thence along the line of Lot 16, N. 00-06 W. 218 feet to a lot now or formerly owned by Snelgrove; thence along the Snelgrove property; N. 84-45 E. 100.4 feet to an iron pin at the corner of Lot 18; thence along Lot 18, S. 00-06 E. 227 feet to an iron pin on the northern side of Pleasantdale Circle, joint corner of Lots 17 and 18; thence along the northern side of Pleasantdale Circle, S. 89-54 W. 100 feet to the point of beginning. Being one of the same lots conveyed to Leroy W. Field by deed of Wooten Corporation to be recorded herewith.

ALSO, AN EASEMENT ON AND UPON LOT 18, ADJOINING THE ABOVE DESCRIBED PROPERTY, FOR A SEPTIC TANK DISPOSAL FIELD, SAID EASEMENT TO INCLUDE THE RIGHT OF THE OWNER OR OCCUPIER OF THE ABOVE DESCRIBED PROPERTY TO GO IN AN UPON LOT 18 FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING THE SAID SEPTIC TANK FIELD AND TO REPAIR AND MAINTAIN THE FIELD.

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.