

INVESTMENT NO. 22
First Mortgage on Real Estate

APR 3 3 08 PM '73
DONNIE S. TANKERSLEY
R.I.C.

BOOK 1271 PAGE 521

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: David C. Luehrman and Joan
E. Luehrman

(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 Thirty-one Thousand nine hundred fifty and no/100ths-----DOLLARS

(\$31,950.00), 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 29 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 town of Mauldin at the southwestern intersection of Old Hickory Point and Cold Springs Road, being shown and designated as Lot No. 19 on plat of Forrester Woods, Section I prepared by R. B. Bruce, R.L.S., dated March 14, 1972 recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 78 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Cold Springs Road joint front corner of Lots Nos. 19 and 20 as shown on the aforesaid plat and running thence with the joint property line of said two lots, S. 23-05 W. 141.9 feet to an iron pin; thence N. 60-30 W. 135 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 19 as shown on said plat; thence running along and with the joint property line of said last two mentioned Lots N. 42-30 E. 132.4 feet to an iron pin on the southwestern side of Old Hickory Point; thence along the curve of Old Hickory Point, the chord of which is N. 87-40 E. 22.8 feet to an iron pin on the southwestern side of Cold Springs Road; thence running along and with the southern side of Cold Springs Road S. 60-30 E. 70 feet to the point of beginning.

The above-described property is the same conveyed to the Mortgagors herein by Deed of Y B. Developers, Inc. to be recorded forthwith.

For a more complete description see the aforesaid plat.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 4/48th of 1% of the original amount of this loan in payment of the 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.