

First Mortgage on Real Estate
GREENVILLE CO. S. C.

MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 1 2 19 1977

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mary Whaley Jenkins

(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 and no/100ths-----DOLLARS

(\$ 22,000.00), 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 25 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, containing 6 acres, more or less, situate on the western side of Roper Mountain Road and being more particularly described as follows:

BEGINNING at a stone and iron pin at Walter Wilson and Frank Cox's corner, and running thence S 70-20 E 518 feet to an iron pin on Roper Mountain Road; thence with the western side of said road as follows: N 17 W 252 feet, N 18-32 W 321 feet, N 15 W 200 feet, N 25 W 100 feet to a pin at corner of Tract heretofore conveyed to Frances Ronald Jenkins by deed recorded in Deed Book 754 at Page 103; thence with the line of said Tract, S 44-35 W 314 feet to a pin; thence S 5-43 E 468.4 feet to the point of beginning.

This being a portion of the property conveyed to the Mortgagor herein by deed recorded in Deed Book 556 at Page 411.

LESS, HOWEVER All that piece, parcel or lot of land on the western side of Roper Mountain Road and being shown on plat entitled "Property of Francis G. Jenkins" dated November 20, 1971 prepared by T. H. Walker, Jr. R.L.S. and recorded in Plat Book 4-M at Page 21 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.