

GREENVILLE CO. S. C.

JUL 18 8 57 AM '73

DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1284 PAGE 815

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Malcolm and Jean Baines

(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-Five Thousand and No/100ths----- DOLLARS

(\$ 25,000.00 ), 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, on the southern side of Weehawken Circle, being shown and designated as Lot 16 on a revised map of Weehawken Hill dated November 10, 1970 prepared by C. O. Riddle, Surveyor, recorded in the REC Office of the Greenville County Courthouse in Plat Book 4F at Page 50 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Weehawken Circle at the joint front corner of Lots 16 and 17 and running thence S. 18-50 E. 176.2 feet to a point in the center line of a creek running along the rear of Lot 16; thence N. 74-14 E. 165 feet to a point in the center line of said creek, said point being the joint rear corner of Lots 15 and 16; thence with the common line of said lots, N. 36-03 W. 202.8 feet to an iron pin on the southern side of Weehawken Circle, said pin being the joint front corner of Lots 15 and 16; thence with the southern side of Weehawken Circle, S. 61-56 W. 84.6 feet to an iron pin; thence S. 71-10 W. 20 feet to an iron pin, the point of beginning.

The above-described property is the same conveyed to the Mortgagors by Deed recorded in the Office of the REC for Greenville County in Deed Book 979 at Page 293.



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 house-hold furniture, be considered a part of the real estate.

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