

FILED  
GREENVILLE CO. S. C.

J3 20 2 00 PM '73

DOONIE S. TANKERSLEY  
R.M.C.

BOOK 1288 PAGE 329

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONALD ROBERT and RUTH J. LEPORTE

(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-FIVE Thousand NINE-Hundred FIFTY and 00/100 DOLLARS

(\$ 35,950.00 ), 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 Thirty (30) 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

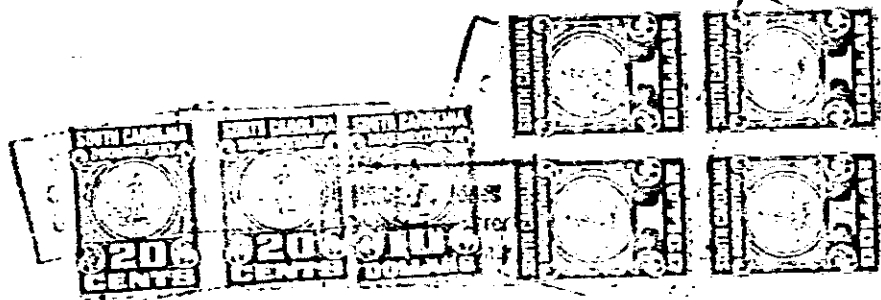
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, and being known and designated as Lot No. 45 on a plat of "Addition to Knollwood Heights, Section 3", dated October 25, 1967, prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at Page 6, and having the following metes and bounds, to wit:

BEGINNING at a point on the southwestern edge of Wellington Drive at the joint front corner of Lot Nos. 45 and 46 and running thence along a line of lot No. 46 S. 72-50 W. 165.0 feet to a point; thence along a line of lot No. 42 S. 17-10 E. 110.0 feet to a point; thence along a line of lot No. 44 N. 42-50 E. 165.0 feet to a point on the southwestern edge of Wellington Drive; thence along the southwestern edge of said Drive N. 17-10 W. 110 feet to the beginning corner.

THIS is the same lot conveyed to grantor by Donald E. Blatz, Inc., by deed recorded April 14, 1971, in Vol. 912 at page 577 of the RMC Office for Greenville County, South Carolina, and is conveyed subject to restrictions applicable to said subdivision recorded in Vol. 812 at page 592 and to any recorded easements or right-of-ways.



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.

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