

JAN 25 4 33 PM '71

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: RONALD and ANGELA BERRY

(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 FORTY-TWO THOUSAND FIVE-HUNDRED and 00/100 DOLLARS

(\$42,500.00), 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

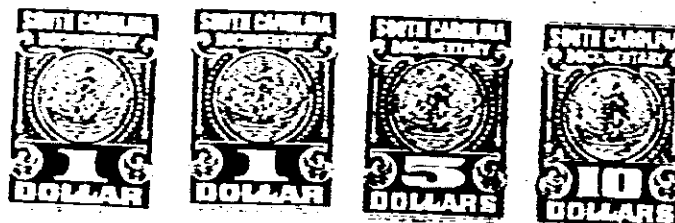
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, and has the metes and bounds according to a plat of said property, which plat was made by Piedmont Engineers and Architects, and is recorded in the R.M.C. Office for Greenville County in Plat Book 4J at page 113.

BEGINNING at an iron pin on the southern side of Dove Tree Road at the corner of Lots 126 and 127 and running thence with the line of Lot 127, N. 76-04 W. 160.0 feet to an iron pin; thence N. 13-51 E. 124.3 feet to an iron pin; thence S. 76-04 E. 135.0 feet to an iron pin; thence S. 31-07 E. 35.3 feet to an iron pin; thence S. 13-51 W. 99.3 feet to the point of beginning.

THE property described above is part of the same conveyed to Dove Tree Realty Co., a partnership, by deeds dated December 22, 1971, and recorded in the R.M.C. Office for Greenville County in Deed Volumes 932 at pages 243 and 244.



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.

0543

4328 RV-2