

FILED  
GREENVILLE CO. S. C.  
MAR 6 4 59 PM '74  
DONNIE S. TANKERSLEY  
R.H.C.

First Mortgage on Real Estate

BOOK 1303 PAGE 437

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT A. JENKINS and MARILYN G. 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-Eight Thousand Eight Hundred and No/100-----DOLLARS

(\$28,800.00 ), 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 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, on the Southern side of Fernwood Lane, being known and designated as Lots Nos. 21,22,23,24,25 and a portion of two lots to the rear of Lots Nos. 21 and 22 as shown on a plat entitled "Map of Cleveland Forest" prepared by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M at pages 56 and 57 and a more recent survey and plat entitled "Property of J. Larry Phifer and Dianne F. Phifer" prepared by Carolina Surveying Company dated December 2, 1970, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4H at page 119B and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Fernwood Lane at the joint front corner of Lots Nos. 25 and 26 and running thence with the line of Lot No. 26, S. 26-16 E. 41.8 feet to an iron pin; thence S. 64-44 W. 191.8 feet to an iron pin; thence S. 17-30 E. 53.5 feet to an iron pin; thence S. 64-55 W. 100.8 feet to an iron pin in the line of Lot No. 20; thence with the line of Lot No. 20, N. 25-16 W. 187.8 feet to an iron pin on the Southern side of Fernwood Lane, thence with the Southern side of Fernwood Lane, S. 82-46 E. 142.2 feet to an iron pin; thence continuing with the Southern side of Fernwood Lane, N. 70-0 E. 180.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of J. Larry Phifer and Dianne F. Phifer dated March 6, 1974 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book at page .

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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