

GREENVILLE
27 2
JAMES P. ...

BOOK 1305 PAGE 179

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Arthur Kay and Jewel I. Kay

(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 Seventeen thousand nine hundred fifty and no/100ths-----DOLLARS

(\$ 17,950.00), 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 twenty 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

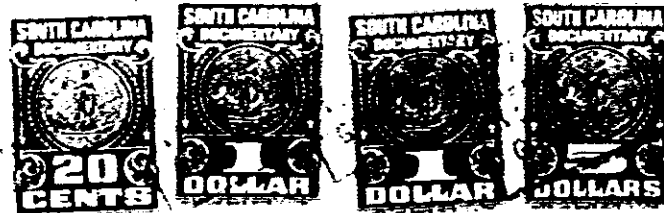
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, in the City of Mauldin, on the eastern side of Over Creek Road, being shown and designated as Lot 77 on Plat of Forrester Woods, Section II, prepared by R. B. Bruce, R.L.S., dated March 17, 1973 recorded in the RMC Office of the Greenville County Courthouse in Plat Book 4-X at page 64 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the eastern side of Over Creek Road at the joint front corner of Lots 76 and 77 and running thence along Over Creek Road, S 11-13 W 90 feet to an iron pin; thence S 21-28 W 40 feet to an iron pin at the joint front corner of Lots 77 and 78; thence along the common line of said Lots, S 80-40 W 161 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 77, N 15-59 E 200 feet to an iron pin at the joint rear corner of Lots 76 and 77; thence along the common line of said Lots, S 73-08 E 142.5 feet to an iron pin, the point of beginning.

The above-described property is the same conveyed to the Mortgagors by deed of Y B Developers, Inc. recorded in the RMC Office of the Greenville County Courthouse in Deed Book 988 at page 631.



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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