

FILED
GREENVILLE CO. S. C.

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1974 JUN 26

First Mortgage on Real Estate

BONNIE S. TANKERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES WESLEY CHILDS AND ANNE A. CHILDS (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 FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

(\$ 44,500.00), 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 thirty 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. 114 Windfield, and being more fully described as follows, and being known as Lot No. 5 of Section A of Gower Estates on plat thereof recorded in Plat Book QQ, page 146 and 147 in the RMC Office for said County, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING on an iron pin on southwestern side of Windfield Road at joint front corner of Lots 4 and 5; running thence along joint lines of Lots 3, 4 and 5 S31-42W 212 feet to iron pin in rear line of Lot 3; thence along joint line of Lots 5 and 6 N74-17E 203.9 feet to an iron pin on western side of Windfield Road, joint front corner of Lots 5 and 6; thence along western side of said road N15-50W 22 feet to iron pin; thence continuing with the curve of Windfield Road the chord of which is N26-18W 66 feet to iron pin; thence continuing still with curve of said Windfield Road the chord of which is N47-40W 66.8 feet to the BEGINNING corner.

"ALSO, A portion of Lot No. 4, Section A, Gower Estates, as shown in Plat Book QQ, at page 147, and having, according to said plat, the following metes and bounds:

"BEGINNING at a point on the southern side of Windfield Road, approximately 10 feet from the joint line of Lots 4 and 5; running thence along the southern side of Windfield Road S58-18E 10 feet to iron pin; thence running along joint line of Lots 4 and 5 S31-42W 160 feet to iron pin at the joint rear corner of Lots 3 and 4; thence in a northeasterly direction 160 feet to point of BEGINNING."



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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