

First Mortgage on Real Estate

DONNIE S. TANKERSLEY

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES T. ANDERSON and CAROL ANN C. ANDERSON

(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-Two Thousand and No/100----- DOLLARS

(\$ 32,000.00 ), 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, on the southern side of Pelham Road in the County of Greenville, State of South Carolina, being shown as the major portion of Lot No. 4D on plat of the property of Thomas Anderson dated March, 1955, prepared by C. O. Riddle, recorded in Plat Book RRR, at Page 63 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point which is N. 82-30 E. 15 feet from the joint front corner of Lot 4C and Lot 4D and running thence with Pelham Road N. 82-30 E. 111.7 feet to an iron pin; thence S. 7-30 E. 464 feet to an iron pin at the joint rear corner of Lot 4D and Lot 4C; thence with Lot 4E N. 60-50 W. 158.2 feet to an iron pin at the joint rear corner of Lot 4C and Lot 4D; thence with a new line through Lot 4D approximately N. 7 W. 370 feet, more or less, to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 1002 at Page 199 in the R.M.C. Office for Greenville County.

ALSO: All that certain piece, parcel and lot of land situate, lying and being on the South side of Pelham Road in the County of Greenville, State of South Carolina, having according to a survey for M. T. Anderson dated November 27, 1972, and made by James D. Crain, R.L.S. No. 3320, the following metes and bounds, to-wit:

BEGINNING at a point on the South side of Pelham Road which point is approximately 817.7 feet from the intersection of Roper Mountain Road and Pelham Road, and running thence with the South side of Pelham Road N. 82-30 E. 50 feet to a point; thence S. 7-30 E. 464.4 feet to an iron pin; thence S. 82-30 W. 50 feet to an iron pin, corner with property now or formerly of M. T. Anderson; thence with the Anderson line N. 7-30 W. 464.4 feet to the point and place of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 963 at Page 82 in the R.M.C. Office for Greenville County.

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.

5  
2  
4  
0

4328 RV-2