

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: STEPHEN J. LONGE AND SARAH C. LONGE

(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 Thousand Eight Hundred and no/100-----DOLLARS

(\$ 30,800.00----), 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 Thirty (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.

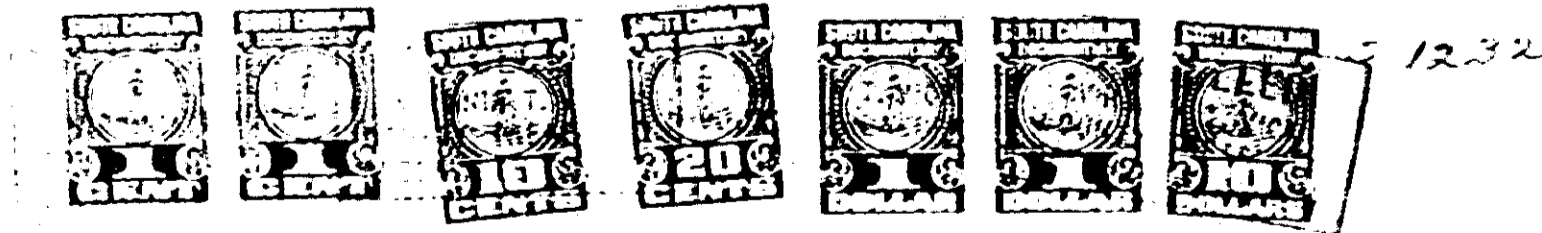
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 59 on a plat of Property of Hillsborough Subdivision, said plat being dated April, 1969, by Jones Engineering Service, and recorded in the R.M.C. Office for Greenville County in Plat Book "XKW," at Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Salado Lane at the joint front corner of Lots 50 and 59 and running thence N 57-25 W, 207 ft. to an iron pin; thence S 18-07 W, 42.5 ft. to an iron pin; thence S. 32-15 E, 160 ft. to an iron pin on the western side of Salado Lane; thence along Salado Lane N 57-45 E, 121.2 feet to the point of beginning.

This is the same property conveyed to the grantors herein by deed of Rackley & Hawkins, Ltd., dated April 6, 1971, and recorded in the R.M.C. Office for Greenville County in Deed Book 914, at Page 11.

This conveyance is subject to sewer line easement, Duke Power Company easement, Southern Bell Telephone Co. easement, utility and drainage easements of five feet along each lot line, and any other easements of record in the R.M.C. Office for Greenville County, S. C.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



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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