

135-218

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald Shevey and Joette S. Shevey

(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-four Thousand Six Hundred Thirty-two and 34/100----- DOLLARS

(\$ 34,632.34---- ), 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 sixteen 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,

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, shown as Tract A on plat of Ramsgate recorded in the RMC Office for Greenville County in Plat Book TTT, page 92, and containing 1.67 acres, more or less, and having according to said plat the following courses and distanes;

BEGINNING at an iron pin on the northern joint corner of Tracts A and B and running thence along the joint line of said Tracts, S. 23-43 E. 250.8 feet to an iron pin; thence S. 66-35 W. 28.5 feet to an iron pin; thence S. 6-34 W. 92.6 feet to an iron pin; thence S. 62-03 W. 73.7 feet to an iron pin; thence along the joint line of Tracts A and D, N. 46-02 W. 150.2 feet to an iron pin; thence N. 78-56 W. 104.2 feet to an iron pin; thence N. 8-23 W. 142.4 feet to an iron pin; thence N. 64-29 E. 197.1 feet to an iron pin; thence N. 72-11 E. 57 feet to an iron pin, the point of beginning.

Also, all the grantor's right, title and interest unto the grantees, their heirs and assigns, in and to the non-exclusive right to use of an 18-foot wide drive or roadway leading from Tract A to the 50-foot road shown on said plat, together with the non-exclusive right of use of said 50-foot road from the point where the same intersects with the said 180ft. road to the northern property line of the grantor's property shown on said plat. Said 18-ft. road being shown on revised plat of Ramsgate dated September 8, 1969.



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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