

GREENVILLE CO. S. C.
JUL 5 1 27 PM '75
DONNIE S. TANKERSLEY
R.M.C.

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Billy A. Jaffeaux and Ruth M. Jaffeaux
(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 ----- Fourteen Thousand and No/100-----DOLLARS

(\$ 14,000.00-----), 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 fifteen-----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, Paris Mountain Township, about 6 miles west of the City of Greenville, near the Saluda River, containing 0.8 acres, more or less, and having, according to a plat of the property prepared by C. C. Jones, Engineer on December 27, 1957, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Saluda Lake Road, at the intersection of that road and an access road, which point is witnessed by an iron pin off set 17.3 feet on the northern side of said access road and is also 361 feet along the Saluda Lake Road from the southeastern corner of Tract No. 1 of the Beaty property, and running thence along the northern side of said access road S. 75-10 W. 119.1 feet to an iron pin; thence N. 43-50 W., 92.5 feet to an iron pin; thence N. 85-50 W. 64.0 feet to an iron pin; thence N. 18-39 W., 149.2 feet to a point in the center of said Saluda Lake Road which point is witnessed by an iron pin on the southern edge of the Saluda Lake Road, off set 16.7 feet to a line; thence along the curve of the Saluda Lake Road S. 85-00 E., 147.9 feet to a point; thence continuing along the curve of the Saluda Lake Road S. 57-26 E., 100.0 feet to a point; thence continuing S. 27-08 E., 129.3 feet to the beginning corner.

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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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