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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1342 PAGE 465

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

Jr.

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Caton Easterling/and

Linda Easterling

(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

Twenty-five Thousand Two Hundred and No/100 (\$25,200.00)----- DOLLARS

(\$ 25,200.00-----), 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 twenty-five 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, in the City of Greenville, on the eastern side of Lavinia Avenue, being a portion of Lots Nos. 36 and 37 on plat of Rowley Place, recorded in Plat Book C, page 5, and described as follows:

BEGINNING at a stake on the eastern side of Lavinia Avenue, 68.2 feet North from Henrietta Street, (formerly Franklin Avenue), corner of lot formerly owned by Harry Scuffos; thence with line of said lot in an easterly direction 175 feet, more or less, to a stake on Henrietta Street, 58.2 feet north from the corner of said street; thence with the western side of Henrietta Street in a northerly direction 53 feet, more or less, to a stake; thence in a westerly direction 197 feet, more or less, to a stake on Lavinia Avenue; thence with the eastern side of Lavinia Avenue 52½ feet to the beginning corner.

For a metes and bounds description of property according to a plat prepared by John C. Smith, Surveyor, dated June 23, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book at page and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Lavinia Street at the corner of property now or formerly belonging to Margaret R. Smith; thence N. 65-49 E., 178.8 feet to an iron pin on the western side of Primrose Street; thence N. 02-43 E., 52.8 feet to an iron pin; thence S. 67-14 W., 200.7 feet to an iron pin on the eastern side of Lavinia Street, S. 12-15 E., 52.5 feet to an iron pin, the 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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