

GREENVILLE CO. S. C.

JUN 25 2 51 PM '75

DONNIE S. TANKERSLEY
R.M.C.

1342 541

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jeffrey R. Rounsley and Trudi Rounsley

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

(\$ 38,800.00), 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** 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 northwestern side of S. C. Highway No. 14 and being shown as a .06 acre tract on a plat prepared by J. Q. Bruce, dated August 11, 1965 and recorded in the RMC Office for Greenville County in Plat Book 5-M at Page 75 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the approximate center of S. C. Highway No. 14, said point being approximately 394 feet west of the Verdin line and running thence N.27-50 W. 200 feet to an iron pin; thence N.40-15 E. 118 feet to an iron pin; thence S.41-10 E. 177 feet to an iron pin in the approximate center of S. C. Highway No. 14; thence S.36-30 W. 166 feet to the point of beginning.

ALSO:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of S. C. Highway No. 14 and being shown as a 4.48 acre tract on a plat entitled "Survey for J. D. Miller", dated June 10, 1975, recorded in the RMC Office for Greenville County in Plat Book 5-M at Page 76 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the approximate center of S. C. Highway No. 14, joint corner of the within described property and that now or formerly of Cantrell and running thence with the center line of said Highway, S.35-24 W. 252.1 feet to an iron pin; thence N.41-10 W. 177 feet to an iron pin; thence S.40-15 W. 118 feet to an iron pin; thence S.27-50 E. 200 feet to an iron pin; thence N.38-29 W. 833.5 feet to an iron pin; thence N.89-26 E. 341 feet to an iron pin; thence S.53-11 E. 524.5 feet to 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.

9541

4328 RV-21