

FILED
GREENVILLE CO. S. C.
JUN 23 4 21 PM '77

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: JULIAN C. FELLERS AND

JANE F. FELLERS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of EIGHTEEN THOUSAND AND NO/100

DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of eight and one/half per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 southeastern side of Ridgecrest Drive, being shown as Lot No. 3 on Plat of Vista Hills, recorded in the RMC Office for Greenville County in Plat Book P at page 149 and being further described as follows:

BEGINNING at a point on the southeastern side of Ridgecrest Drive at the joint front corner of Lots No. 3 and 4, said point being 155 feet southwest of the intersection of Wellington Avenue with Ridgecrest Drive and running thence S. 41-24 E., 177 feet to a point on the northern side of County Road; sometimes known as Gilfillin Road, at the point near the corner of Lots 3 and 4; thence along the northern side of said County Road, S. 63-00 W., 141.3 feet to an iron pin at the point near the corner of Lots No. 2 and 3; thence N. 36-43 E., 143 feet to a point on the southeastern side of Ridgecrest Drive at the joint front corner of Lots No. 2 and 3; thence along Ridgecrest Drive, N. 49-17 E., 125 feet to the beginning corner.

ALSO: All right title and interest in and to that part of the northern half of the said County Road, sometimes known as Gilfillin Road, running directly to the rear of the lot herein.

S. 7. 20



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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