

17 12 1971

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS J. WARWICK

(hereinafter referred to as Mortgagor) SEND(S) CREETING:

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 EIGHTEEN THOUSAND SEVEN HUNDRED AND NO/100 ----- DOLLARS

(\$ 18,700.00), 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 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, about 4 miles west of the Greenville County Court House on Bent Bridge Road and Sentell Road containing 9 acres, more or less, and being more particularly described as follows:

BEGINNING at a point in the center of the intersection of Bent Bridge Road and Sentell Road and running thence in a northeasterly direction with the center of said Bent Bridge Road and following the curvature thereof the following courses and distances: 110 feet to a point, N. 69-35 E., 90 feet; N. 54-45 E., 138.5 feet to a point; S. 84-20 E., 87.5 feet to a point and N. 23 E., 12 feet to a pin in the north bank of said road; thence continuing with the said Bent Bridge Rd., S. 74 E., 405 feet, more or less, to a stake in the southeastern bank at the bend of said road; thence continuing with said road, N. 43-30 E., 419 feet to a point in a neighborhood road leading west from said Bent Bridge Road; thence S. 87 W., 189 feet; thence N. 51-30 W., 157 feet; thence N. 81 W., 123.8 feet; thence N. 49-15 W., 180 feet; thence N. 66 W., 218 feet; thence N. 80 W., 161.8 feet; thence S. 68 W., 199.5 feet to a point in the said Sentell Road; thence with Sentell Road, S. 12-50 E., 373 feet to a point; thence continuing with said Road in a southerly direction 237 feet to the beginning corner.

LESS, HOWEVER: That certain tract containing .68 acres, more or less, located on Sentell Road conveyed by Thomas J. Warwick by deed dated July 31, 1970, recorded in Deed Book 895 at page 213 of the RMC Office for Greenville County.

This is a portion of the property conveyed to the mortgagor by Deed of Marie N. Warwick dated April 16, 1962, recorded in Deed Book 696 at page 338 of the RMC Office for Greenville County.

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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