

FILED
GREENVILLE CO. S. C.
SEP 23 9 01 AM '71
BOHME S. TANKERSLEY
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HEINZ MARTIN BAUER

(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-FIVE THOUSAND AND NO/100----- DOLLARS

(\$ 35,000.00), 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 Thirty (30) 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,

ALL that certain piece, parcel or lot of land and the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lot No. 478 on plat entitled "Addition to Section III, Del Norte Estates," recorded in Plat Book 4R at Page 16 in the R.M.C. Office for Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Seaton Ct. at the joint corner of lots Nos. 477 and 478 and running thence along Seaton Ct. S. 29-31 W. 110.0 feet to an iron pin near the intersection of Sherborne Drive; thence with curve of intersection S. 74-02 W. 35.65 feet to an iron pin on Sherborne Drive; thence N. 51-23 W. along Sherborne Drive 80.0 feet to an iron pin at the joint front corner of Lots No. 478 and 479; thence with the joint line of said Lots N. 35-06 E. 135.0 feet to an iron pin in the line of Lot No. 480; thence with the line of Lots No. 480 and 477 S. 53-14 E. 31.6 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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