

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN P. and VICKIE E. SCOTT  
(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 THIRTEEN THOUSAND, ONE HUNDRED & NO/100----- DOLLARS

(\$ 13,100.00 ), 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 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,

ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County Of Greenville, being known and designated as Lots 154 and 155 on a plat entitled "Portion of Section No . Two River Downs: prepared by Piedmont Engineers, Architects & Planners, dated September 22, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5D at Page 91 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hammett Road, at the corner of property now or formerly of Eugene E. Hammett and running thence S. 1-40 W. 46.75 feet to an iron pin in the center of the Duke Power Company right of way; running thence with the center of said right of way N. 82-19 E. 459.4 feet to an iron pin at the corner of Lot no. 17; running thence with the line of Lot No. 17, S. 46-00 E. 155.16 feet to an iron pin near a creek and running thence S. 79-06 W. 117.3 feet to an iron pin; running thence S. 63-50 W. 103.7 feet to an iron pin in the center of said creek; running thence S. 63-50 W. 31.2 feet to an iron pin; running thence S. 83-30 W. 71 feet to an iron pin; thence running S. 29-47 W. 86 feet to an iron pin in the center of said creek; running thence with the center of said creek as the line the following metes and bounds, to-wit: N. 51-25 W. 26.5 feet to an iron pin; S. 42-39 W. 65.35 feet to an iron pin; S. 55-42 W. 52.2 feet to an iron pin; S. 1-45 E. 22.85 feet to an iron pin; S. 84-53 W. 82.5 feet to an iron pin; N. 44018 W. 27.25 feet to an iron pin; S. 57-14 W. 32.15 feet to an iron pin at the corner of Lot no. 156; thence with the joint line of Lots Nos. 155 and 156 N. 50-51 W. 237.45 feet to an iron pin on the southeastern side of Hammett Road, joint front corner of Lots Nos. 155 and 156; thence with the southeastern side of Hammett Road N. 47-38 E. 213.64 feet to an iron pin; thence continuing with the eastern side of Hammett Road, N. 40-52 E. 69.70 feet to the point of BEGINNING.

~~This property is subject to a 10 foot drainage easement along the joint line~~  
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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