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GREENVILLE CO. S. C.

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jerry Perkins and Louise G. Perkins

(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 **forty-four thousand and no/100-----DOLLARS**

(\$ **44,000.00**), 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 **29** 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.

Traot No. 1.

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, and in Chick Springs Township, on the northern side of Black Top Road (also known as Mountain Creek Road) and being a portion of that property as shown on a plat of property of John T. Alewine made by Campbell and and Clarkson, Surveyors, Inc., dated May 15, 1975 and recorded in the R. M. C. Office for Greenville County in Plat Book 5J at page 36 (which plat was revised September 29, 1975, and all of that property as shown on plat entitled Property of Jerry Perkins, recorded in the R. M. C. Office for Greenville County in Plat Book 5M at page 16; and all of said property having the following metes and bounds:

BEGINNING at an iron pin on Black Top Road, which pin is 99.59 feet from corner of property of Reese as shown on said plat, and running thence N. 23-45 E. 97.77 feet to iron pin on the northern edge of a 200 foot Duke Power Company right of way; thence with the northernmost edge of said right of way, N. 53-46 E. 50.17 feet to iron pin; thence S. 67-57 E., 360.45 feet to iron pin; thence continuing S. 67-57 E. 200 feet to iron pin; thence S. 25-54 W. 200 feet to iron pin on Black Top Road; thence with said road, N. 67-57 W. 200 feet to iron pin on said road; thence continuing with said road, N. 67-57 W. 79.14 feet to iron pin on said road; thence continuing with Black Top Road, N. 61-06 W. 300 feet to the beginning corner, said right of way crossing said property on the western end.

Traot No. 2.

ALSO: All of that tract of land with the building and improvements thereon, adjoining above described Traot No. 1, and being a portion of that property of John T. Alewine made by Campbell and Clarkson, Surveyors Inc., dated May 15, 1975 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 5J at page 36 (which plat was revised September 29, 1975), and having the following metes and bounds according to said revised plat:

BEGINNING at an iron pin on Black Top Road (also known as Mountain

continued

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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