

FILED  
GREENVILLE CO. S. C.

DEC 19 12 07 PM '75

BOOK 1356 PAGE 293

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: George P. Hoffmann

(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 Sixty-Three Thousand Five Hundred and No/100----- DOLLARS

(\$ 63,500.00 ), 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 20 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, being shown and designated as Lot 107 on plat of Dove Tree Subdivision made by Piedmont Engineers and Architects dated 9/18/72 and revised 3/29/73 and recorded in the RMC Office for Greenville County in Plat Book 4X at Pages 21, 22 and 23 and according to a more recent plat being shown and designated as Lots 105 and 107 Dove Tree, property of Dove Tree Realty Company, a partnership made by Freeland and Associates, September 11, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5N at Page 27. According to the last mentioned plat, the property is described as follows:

BEGINNING at an iron pin on the Eastern side of Dove Tree Road at the joint front corner of Lot 107 and 108 and running thence with Dove Tree Road N. 0-55 W. 47 feet to an iron pin; thence still with said road N. 12-49 W. 75.73 feet to an iron pin; thence the the curvature of the Eastern corner of the intersection of Dove Tree Road and Sturbridge Drive (formerly Peppertree Drive), the chord being N. 41-34 E. 29.11 feet to an iron pin on the Southern side of Sturbridge Drive; thence with said Drive S. 84-02 E. 100.3 feet to an iron pin; thence still with said drive S. 67-40 E. 98.8 feet to an iron pin; thence continuing along said drive S. 62-31 E. 40.5 feet to an iron pin in line of Lot 105; thence with a new line through Lot 105 S. 25-47 W. 134.5 feet to an iron pin at the joint rear corner of Lot 108; thence with joint line of said lots N. 75-12 W. 175.8 feet to an iron pin, the point of beginning.



S. 25.40

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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