

FILED
GREENVILLE CO. S. C.

FEB 4 9 31 AM '76

BOOK 1359 PAGE 639

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JEANETTE SULLENS AND
FLORIE M. SULLENS

(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 TWENTY FOUR THOUSAND AND NO/100THS----- DOLLARS

(\$ 24,000.00), 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 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, being known and designated as Lot No. 161, Section 1 of MERRIFIELD Park and shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book 000 at page 177 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots Nos. 160 and 161 and running thence with the joint line of said lots S. 20-25 E. 200 feet to an iron pin, joint rear corner of Lots Nos. 160 and 161; thence with the line of Lot No. 163 N. 69-35 E. 110 feet to an iron pin, joint rear corner of Lots Nos. 161 and 162; thence with the line of Lot No. 162 N. 20-25 W. 200 feet to an iron pin in the right of way for Hudson Road, joint front corners of Lots Nos. 161 and 162; thence with the southern side of Hudson Road S. 69-35 W. 110 feet to the point of beginning.

ALSO: ALL that piece, parcel or triangular strip of land situate, lying and being on the southern side of Hudson Road being known and designated as a portion of Lot No. 162, Section 1 of Merrifield Park as shown on plat referred to above and having according to a more recent plat prepared by Carolina Surveying Company, November 2, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hudson Road, joint front corner of Lots Nos. 161 and 162 and running thence with the joint front line of said lots S. 20-25 E. 100 feet to a point; thence with a new line through Lot No. 162 N. 13-34 W. 100.7 feet to a point on the southern side of Hudson Road; thence with said road S. 69-35 W. 12 feet to an iron pin, joint front corner of Lots Nos. 161 and 162, the point of beginning.

LESS: ALL that piece, parcel or triangular strip of land lying 100 feet south of Hudson Road being known and designated as a portion of Lot No. 161, Section 1 of Merrifield Park as shown on above referred to plats and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the joint rear corner of Lots Nos. 161 and 162 and running thence with the joint line of said lots N. 20-25 W. 100 feet to a point; thence with a new line through Lot No. 161 S. 13-34 E.

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.

100.7 feet to a point in the rear line of Lot No. 161; thence N. 69-35 E. 12 feet to an iron pin, joint rear corner of Lots Nos. 161 and 162, the point of beginning.

0 6 3 9

4328 RV-23