

FEB 20 11 19 AM '78

BOOK 1380 PAGE 588

DONNIE 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:

Turnkey Enterprises, Inc. (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-one Thousand Two Hundred and 00/100-----DOLLARS

(\$ 41,200.00), 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.

"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, at the southwestern corner of the intersection of Rose Wood Drive and Cannon Circle and being known and designated as lot 65 on a plat of property of Pine Brook Forest Subdivision, Section I, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4X at pages 48 and 49 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the westerly edge of Cannon Circle at the joint corner of lots 64 and 65 and running thence along a line of lot 64 S. 73-25 W. 190.0 feet to a point; thence along a line of lot 66 N. 16-35 W. 135.0 feet to a point on the southerly edge of Rose Wood Drive; thence along the southerly edge of Rose Wood Drive N. 73-25 E. 165.0 feet to a point; thence along the southwestern corner of the intersection of Rose Wood Drive and Cannon Circle S. 58-35 E. 43.0 feet to a point; thence along the westerly edge of Cannon Circle S. 14-35 E. 103.0 feet to the beginning corner.

ALSO all that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southerly side of Rosewood Drive and being known and designated as lot 66 on a plat of property of Pine Brook Forest Subdivision, Section I, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4X at pages 48 and 49 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southerly edge of Rose Wood Drive at the joint front corner of lots 66 and 67 and running thence along a line of lot 67 S. 16-35 E. 150.0 feet to a point; thence along a line of lot 63 N. 73-25 E. 125.0 feet to a point; thence along a line of lot 64 and 65 N. 16-35 W. 150.0 feet to a point on the southerly edge of Rose Wood Drive; thence along the southerly edge of Rose Wood Drive S. 73-25 W. 125.0 feet to the beginning corner..

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.

0 5 8 6

4328 RV-23