

Second
Mortgage on Real Estate

BOOK 1363 PAGE 914

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. Donald Sellers and Marian H.

Sellers (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 Ten Thousand, Nine Hundred Twenty and 00/100 DOLLARS

(\$ 10,920.00), 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 eight 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, lying and being on the Southern side of Crescent Court in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 13 on a plat entitled "Estate of T. Q. Donaldson", prepared by C. M. Furman, Jr, dated May, 1930, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 26 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Southern side of Crescent Court at the joint front corner of Lots Nos 13 and 14 and running thence with the line of Lot No. 14 S. 9-00 W. 145.5 feet to an iron pin in the line of Lot No. 16; thence with the line of Lot No. 16 N.77-13 W. 52 feet to an iron pin; thence N. 1-45 W. 144.5 feet to an iron pin on the Southern side of Crescent Court; thence with the Southern side of Crescent Court S. 81-00 E. 79.3 feet to the point of beginning.

This is the identical property conveyed to the Grantors herein by deed of Dibo Investors, a partnership, dated October 16, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1008 at page 681.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

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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