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DONNIE S. TANKERSLEY
R.M.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:

MAUDE JENKINS (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 THIRTY THOUSAND and No/100 DOLLARS

(\$ 30,000.00), 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 Twenty 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, on the South side of Georgia Road and being shown and designated as Lot No. 4 on a Plat of Woodmont Estates made by C. O. Riddle, Surveyor, dated June 30, 1972 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R at page 40, reference to which is craved for the metes and bounds and a description thereof. The above described property is the same conveyed to Joel S. and Betty Sue M. Anderson by deed of Vance B. Drawdy and I. L. Donkle Co., Inc. et al under date of August 28, 1970, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1015 at page 931 and is hereby conveyed subject to rights of ways, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. The within described property contains 2.13 acres, more or less, excluding the road.

ALSO, ALL that lot of land with improvements lying on the Eastern side of Blossom Drive in Greenville County, South Carolina being shown and designated as Lot No. 36 on a plat of Kennedy Park, made by Piedmont Engineers & Architects, dated September 28, 1964, revised January 28, 1966, and recorded in the RMC Office for said County and State in Plat Book JJJ, page 179, and having according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin on the Eastern side of Blossom Drive at the joint front corner of Lots 35 and 36 and running thence along the common line of said Lots, S. 87-05 E., 138.6 feet to an iron pin; thence S. 2-38 W., 34.8 feet to an iron pin; thence S. 3-42 W., 40.2 feet to an iron pin at the joint rear corner of Lots 36 and 37; thence along the common line of said lot, N. 87-05 W., 138.3 feet to an iron pin on Blossom Drive; thence along the Eastern side of Blossom Drive. N. 2-55 E., 75 feet to an iron pin at the beginning corner. The above described property is conveyed subject to restrictions applicable to Kennedy Park recorded in the RMC Office for Greenville County, S.C., in Deed Book 773, page 527, and to rights of way and easements applicable to Kennedy Park shown on the aforementioned recorded plat and appearing of public record.

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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