

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Benjamin T. and Rebecca M. Rook (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-Eight Thousand Four Hundred and N/100----- DOLLARS

(\$ 38,400.00-----), 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 thirty (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,

ALL that certain lot of land lying in Greenville County, State of South Carolina, on the southern side of Riverside Drive near the City of Greenville and being designated as Lot 23 on a plat of the property of Ables and Rasor recorded in the RMC Office for Greenville County in Plat Book E at Page 153 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Riverside Drive which iron pin is 312 feet west of the southwestern corner of the intersection of Ridge Drive and Riverside Drive joint front corner of Lots 22 and 23 and running thence with the joint line of said lots in a southerly direction 180.1 feet to an iron pin at the joint rear corner of Lots 22, 23, 46 and 47; running thence with the rear line of Lot 46 in a westerly direction 76.5 feet to an iron pin at the corner of Lots 45 and 46; running thence with the joint line of Lots 23 and 24 in a northerly direction 178.9 feet to iron pin on the southern side of Riverside Drive; thence in an easterly direction with the southern side of Riverside Drive 74 feet to the point of beginning.



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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