

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK D. ROGERS and ESTER G. ROGERS

(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-TWO THOUSAND AND NO/100THS----- DOLLARS

(\$ 32,000.00), 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 THIRTY 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 northeasterly side of Timber Lane being shown and designated as Lots Nos. 40, 41 and 42 on a plat of HOLLYVALE recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "Y" page 131 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Timber Lane which pin is located 1,295.1 feet northwest of the northwesterly intersection of Timber Lane and State Park Road which pin is also the joint front corner of Lots Nos. 39 and 40; and running thence along the joint lines of said lot N 59-48 E 329.2 feet to an iron pin; thence N 17-19 W 106 feet to an iron pin; thence N 66-06 W 398.7 feet to an iron pin on the northeasterly side of Timber Lane; thence along the northeasterly side of said Lane S 1-12 E 165.6 feet to an iron pin; thence continuing along the easterly side of said Lane S 3-15 E 43 feet to an iron pin joint front corner of Lots Nos. 41 and 42; thence continuing along the easterly side of said Lane around a curve the chord of which is S 21-32 E 142.5 feet to an iron pin joint front corner of Lots Nos. 40 and 41; thence continuing along the easterly side of said Lane S 32-39 E 102 feet to the point of beginning.

ALSO all that certain piece, parcel or lot of land being a triangular strip adjoining Lots 41 and 42 on the northerly side and being described as follows:

BEGINNING at an iron pin on the northeasterly side of Timber Lane said pin being the northwesterly corner of Lot No. 42 as shown on plat of HOLLYVALE and recorded in the R.M.C. Office, Plat Book "Y", page 131 and running thence along the northerly line of Lots Nos. 42 and 41 S 66-06 E 398.7 feet to an iron pin which iron pin is the northeasterly corner of Lot No. 41 on said plat and which pin is also the common corner of property now or formerly owned by H. R. Stephenson and Mamie D. Maddox; thence along the common line of the Stephenson and Maddox property N 2-30 W 113 feet to a stake; thence N 83-05 W 363.3 feet to the point of beginning, said tract containing 0.29 acres according to survey made by Dalton & Neves.

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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