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BOOK 1370 PAGE 481

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William L. Walker -----(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-five Thousand and No/100 -----DOLLARS

(\$35,000.00 -----), 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 -----20----- 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 piece, parcel or tract of land, with buildings and improvements thereon, situate, lying and being on the southern side of Saluda Lake Road in the County of Greenville, State of South Carolina and known and designated as a 1.62 acre tract according to a plat entitled "Property of George R. Morgan, Jr." dated December 16, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4M at Page 25 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Saluda Lake Road, said pin being the joint front corner of property of grantor and property now or formerly belonging to Durham and running thence with the southern side of Saluda Lake Road, N. 87-50 E., 95.2 feet to an iron pin; thence continuing with said road S. 82-44 E., 202.70 feet to an iron pin; thence S. 35-21 W., 106.56 feet to an iron pin; thence S. 23-33 W., 27.8 feet to an iron pin; thence S. 03-53 W., 111.48 feet to an iron pin; thence N. 85-53 E., 13 feet to an iron pin; thence S. 04-07 E., 19.26 feet to a point in Saluda River; thence following the meanders of said river, the traverse lines being as follows: S. 67-45 W., 221.45 feet to a point in the river; thence N. 35-26 W., 107.42 feet to an iron pin at the joint corner of property now or formerly belonging to Durham; thence N. 18-29 E., 144 feet to an iron pin; thence N. 04-00 W., 65 feet to an iron pin; thence N. 04-00 W., 59 feet to an iron pin, point of beginning.

Together with a right of way across adjoining property of George R. Morgan and property now or formerly owned by E. W. Montgomery for the purpose of maintaining telephone lines; likewise, a right of way for ingress and egress over and along the road leading from the above described premises over and across the adjacent property of George R. Morgan and the property now or formerly belonging to E. W. Montgomery.

The road over and along which a right of way for ingress and egress is hereby granted leads from property above described into the Saluda Lake Road and the right of way hereby granted shall constitute a covenant running with the land. 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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