

AUG 11 3 03 PM '76

BOOK 1375 PAGE 25

DONNIE S. TANKERSLEY  
R.H.C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Benjamin F. Morgan and Linda G. Morgan  
(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 Twenty-eight Thousand Eight Hundred and no/100----- DOLLARS

(\$ 28,800.00---- ), 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,

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 40 on plat of Mountain Shadows Subdivision recorded in Plat Book 4N at page 7 and having the following courses and distances:

BEGINNING at an iron pin on Plano Drive, joint front corner of Lots 33 and 40 and running thence with said Drive, S. 36-08 E. 125.5 feet to an iron pin in the curve of Plano Drive with Elkhorn Drive; thence along said curve, S. 5-33 W. 37.4 feet to an iron pin; thence with Elkhorn Drive, S. 49-0 W. 91.7 feet to an iron pin at joint corner of Lots 39 and 40; thence along joint line of said lots, N. 41-0 W. 150 feet to an iron pin; thence along joint line of Lots 33 and 40, N. 49-0 E. 128.9 feet to the point of beginning.

Being the same property conveyed by deed of The Equitable Life Assurance Society of the United States, a New York Corporation, to the mortgagors to be recorded August 11, 1976.



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.

(CONTINUED ON NEXT PAGE)

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