

FILED
GREENVILLE CO. S. C.

SEP 29 1976

REC-1378 11917

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, James P. Martin and

Sarah B. Martin

(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 Thousand Eight Hundred and 00/100 (\$20,800.00)** DOLLARS

(\$20,800.00), 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 **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, **lying and being on the southeasterly side of Pine Street, formerly Spring Street in the City of Greer, being known and designated as Lot #26 on Plat of Mrs. L. W. Cunningham, as recorded in RMC Office for Greenville County in Plat Book F, at Page 17 and being more particularly described as follows:**

BEGINNING at an iron pin on the southeast side of Pine Street, said pin being 150 feet from southeast intersection of Church Street and Pine Street and running thence with the southeast side of Pine Street N 26-51 E 70 feet to an iron pin; joint corner of lots #26 and #27; thence S 69-35 E 194 feet to an iron pin, joint corner of lots #26 and #28; thence S 27-30 W 70 feet to an iron pin, joint corner of Lots #26 and # 24; thence N 69-35 W 193 feet to an iron pin on the southeast side of Pine Street, the beginning point.

This being the same property conveyed to James P. Martin and Sarah B. Martin by Samuel Lee Templeton by deed of September 1, 1976, to be recorded in RMC Office for Greenville County simultaneously herewith.



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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