

HONNIE S. TANNER  
CLERK

First Mortgage on Real Estate

Fidelity Federal  
P.O. Box 1268  
Greenville, SC 29602  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES E. HARTSELL and LINDA H. HARTSELL

(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 **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, in the City of Greenville, on the eastern side of Pimlico Road, being known and designated as Lot 97 on plat of Gower Estates, Section A, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ, at pages 146 and 147 and a more recent plat entitled "Property of Paul J. Calloway", dated September 1961, prepared by J. C. Hill and recorded in the RMC Office for Greenville County in Plat Book VVV, at page 113 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pimlico Road, joint front corner of Lots 96 and 97; thence with the eastern side of Pimlico Road, S 19-43 E 27.7' to an iron pin; thence S 22-14 E 73' to iron pin at the corner of Lot 98; thence with the line of Lot 98, N 67-46 E 175' to an iron pin; thence N 22-14 W 90' to an iron pin at the rear corner of Lot 96; thence with the line of Lot 96, S 71-09 W 174.1' to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Philip Klinck and Doris G. Klinck of even date herewith, said property was conveyed to the Klincks by deed of Walter J. Brown and Shirley M. Brown dated June 5, 1973, and recorded in Deed Book 976 at page 181.



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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