

GREENVILLE CO. S. C.

NO 3 3 03 PM '77

1977 408

First Mortgage on Real Estate

DENNIS TANHERSLEY

MORTGAGE

P. O. Box 1268
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, Gary C. Ervin and Edwina N. Ervin

(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 FIVE THOUSAND, ONE HUNDRED AND NO/100 ----- DOLLARS

(\$ 25,100.00), 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 30 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.

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"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 northern side of Alta Vista Circle, near Travelers Rest, being shown and designated as Lot No. 44 on a plat of COLEMAN HEIGHTS, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book KK, page 29, and having according to a more recent plat thereof prepared by C. C. Jones, Engr., dated December 1976, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the northern side of Alta Vista Circle at the northeastern corner of a 20-foot alley, and running thence along the northern side of Alta Vista Circle, S. 79-21 E., 180 feet to an iron pin at the corner of Lot No. 43; thence along the line of Lot No. 43, N. 10-32 E., 327.2 feet to an iron pin on the southern side of a 20-foot alley; thence along said side of said alley, S. 68-04 W., 213.1 feet to an iron pin; thence continuing along the eastern side of said 20-foot alley, S. 10-35 W., 212.4 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Charles H. Cely, as Trustee for B.C. Cely, C. H. Cely, J. V. Cely and R.E., Cely, dated December 2, 1976, to be recorded herewith simultaneously.

DOCUMENTARY
STAMP
TAX
10.04
FEB 12 1977

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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