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FILED
GREENVILLE CO. S. C.
DEC 14 9 04 AM '77
LONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

73326627
3005

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Nancy Causey Keith and

Mary Ann McCulley (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 Five Thousand Five Hundred and No/100 (\$5,500.00) ----- DOLLARS

(\$ 5,500.00), 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 10 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, on the eastern side of Christopher Street, known as a portion of Lots 13, 14 and 15 of the property of Ethel J. Perry Estate and having according to a plat thereof prepared by W. J. Riddle, the following metes and bounds to wit:

Beginning at a point on the eastern side of Christopher Street, which point is 200 feet from the intersection of said street and Dukeland Drive, and running thence along Christopher Street, S. 5-57 E. 100.5 feet to a point; thence N. 80-26 E. 37.4 feet to a point; thence N. 34-04 W. 23.6 feet to a point; thence N. 51-19 E. 29.1 feet to a point; thence N. 31-43 E. 141.5 feet to a point; thence N. 20-06 W. 17.2 feet to a point; thence S. 57-13 W. 150 feet to the beginning corner.

This Property is subject to an easement for the purpose of ingress and egress to and from the adjoining property which is described as follows: Beginning at a point on the eastern side of Christopher Street, which point is 280.5 feet from the intersection of said street and Dukeland Drive, and running thence along Christopher Street, S. 5-57 E. 20 feet to a point; thence N. 80-26 E. 37.4 feet to a point; thence N. 34-04 W. 23.6 feet to a point; thence S. 80-26 W. 25 feet more or less to the beginning corner.

This is the same property conveyed to the mortgagors by way of inheritance from Leila J. Causey, who died testate on November 18, 1972. See Probate Court records of Greenville County at Apartment 1140, File 16.

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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