

GREENVILLE CO. S. C.

DEC 17 3 31 PM '67

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RONALD S. TANACKSLEY
REC

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Roy M. Gullick

(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 Seven Thousand Dollars and NO/100-----DOLLARS (\$ 7,000.00), with interest thereon at the rate of 9 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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, and in the City of Greenville on the South Side of Potomac Avenue in that area recently annexed to the city of Greenville, being shown as Lot No. 229 on a plat of Pleasant Valley Section I which plat was made by Dalton and Neves, Engineers, in April 1946 and revised in May 1945 and is of record in plat Book "P" at page 93 in the R. M. C. Office, said lot of land having according to said plat and a recent survey made by R. W. Dalton, Surveyor, in July, 1949, the following metes and bounds to-wit:

BEGINNING at an iron pin on the South side of Potomac Avenue at the joint front corner of Lots No. 229 and No. 230 and running thence along the line of Lot No. 230 South 0-08 East 160 feet to an iron pin; thence South 89-52 West 60 feet to an iron pin; thence along the line of Lot NO. 228 North 0-08 West 160 feet to an iron pin on the South side of Potomac Avenue; thence along the South side of Potomac Avenue North 89-52 East 60 feet to the beginning corner.

THIS being same property conveyed to the Morgagor by Deed of Hines S. Richardson, Jr., e.t. al, recorded in the RMC Office on October 13, 1967 in Deed Book 830 at page 565, Greenville County, South Carolina.

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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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