

Mortgagee's address:  
P. O. Box 1268  
Greenville, S. C. 29602

FILED  
GREENVILLE CO. S. C.

BOOK 1385 PAGE 788

First Mortgage on Real Estate

MORTGAGE

LOAN E. S. TANNERLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DUNCAN R. LaGARDE AND SHIRLEY J. LaGARDE

(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 Seventy-one Thousand and No/100-----DOLLARS

(\$ 71,000.00 ), 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 25 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,~~

All that piece, parcel or tract of land, containing 4.173 acres, more or less, situate, lying and being Southwest of Hammett Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of the property shown on a plat entitled "Southern Portion Revised Plat-Richard R. Perdue", prepared by Webb Surveying & Mapping Co., dated July, 1971, revised February, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-U at page 3 and having, according to a more recent plat entitled "Plat for Duncan R. & Shirley J. LaGarde", prepared by Webb Surveying & Mapping Co., dated June, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-2 at page 43, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the premises herein described and running thence S. 23-34 W. 108.4 feet to an iron pin; thence S. 54-52 W. 60.7 feet to an iron pin; thence S. 23-22 W. 100.8 feet to an iron pin; thence S. 59-33 W. 85 feet to an iron pin in the line of property now or formerly of Adam Fisher, Jr.; thence with the line of the said Fisher property N. 66-02 W. 442.4 feet to an iron pin; thence N. 22-03 E. 370 feet to an iron pin; thence S. 66-48 E. 203 feet to an iron pin; thence S. 58-48 E. 330 feet to the point of beginning.

(Cont'd. on attached rider)

TAX 28.40

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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