

REC 28 9 43 AM '77

First Mortgage on Real Estate

DENNIS S. TANNERLEY  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BETTY H. SMITH

(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 Six Thousand and no/100-----DOLLARS

(\$6,000.00 ), 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 five (5) 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.

PARCEL 1: 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 or near Greenville, and being more particularly described as Lot No. 311, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, South Carolina, February, 1959, and recorded in the R. M. C. Office of Greenville County in Plat Book QQ at Pages 56 through 59. According to said plat the within described lot is also known as 16 Smith Street and fronts thereon 115 feet.

The above described property was conveyed to the Mortgagor by deed of C.I.T. Financial Services, Inc. recorded May 20, 1976 in Deed Book 1036 at Page 636.

PARCEL 2: ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Greenville, Greenville Township, South Carolina, on the southeastern side of C Street, being shown and designated as Lot No. 144 of Section 1 on plat of F. W. Poe Manufacturing Company, dated July, 1950, prepared by Dalton & Neves, Engineers, recorded in Plat Book Y at Pages 26 through 31 and being described, according to said plat, more particularly, to-wit:

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BEGINNING at a point on the southeastern side of C Street at the joint front corner of Lots 144 and 157 and running thence with the common line of said lots S. 41-24 E. 84 feet to an iron pin at the joint rear corner of said lots in the line of Lot No. 156; thence S. 49-00 W. 60.5 feet to an iron pin at the joint rear corner of Lots 144 and 145; thence along the common line of said lots N. 41-40 W. 84 feet to an iron pin on the southeastern side of C Street at the joint front corner of said lots; thence along said street N. 49-00 E. 60 feet to an iron pin, the point of beginning.

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Derivation: The above described property was conveyed to the Mortgagor by deed of J. Frank Williams, Executor, et al. recorded April 27, 1976 in Deed Book 1035 at Page 305.

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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