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1977-174

BONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Mortgagee's address: P O Box 1268
Greenville, SC 29602

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOBBY E. SPAIN & MONTENE SPAIN (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 Five Hundred and No/100 ----- DOLLARS

(\$ 7,500.00), 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 five 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, Oaklawn Township, on Sandy Springs Road, containing .59 acre, more or less, being described as follows: BEGINNING at a stake on said road and running, S 89 1/2 E 4 chains to stake; thence, S 47 W 4.30 chains to rock; thence, N 15 3/4 W 3.10 chains to beginning corner. Being same identical property conveyed to Furman Arnold by deed recorded in Deed Book 114 at Page 3.

ALSO: All those two certain piece, parcels or lots of land in the State of South Carolina, County of Greenville, Oaklawn Township, adjoining the above described tract and being shown on plat of Woodville Farms made September 1943 by Dalton & Neves, recorded in Plat Book M at Page 79, and described as follows: All that certain lot of land on the northwest side of property now or formerly belonging to Furman Arnold, beginning at the southeastern corner of Tract 18 as shown on said plat and running thence, S 15-30 E 10 feet to corner of lot of land now or formerly of Furman Arnold; thence, S 47-05 W along northwestern line of Arnold property 285.4 feet to iron pin in line of Tract 17; thence, N 30-45 W along Tract 17 54 feet to an iron pin on southern side of Tract 18; thence along southern side of Tract 18, N 56-0 280 feet to the beginning corner. ALSO, that lot of land lying south and adjoining property now or formerly of Furman Arnold. BEGINNING at an iron pin on county road at the eastern corner of Tract 17 and running thence, N 30-45 W along East line of said tract 160.3 feet to stake in line of property now or formerly of Furman Arnold; thence, S 89-15 E along souther line of said property 200 feet, S 41-W 180 feet to point of beginning.

This is the same property conveyed to Mortgagor by deed of Annie R. Lollis recorded May 24, 1967 in Deed Book 823 at Page 357, RMC Office for Greenville County.

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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