

P. O. Box 1268
Greenville, S. C.
29603

GREENVILLE CO. S.C.
PLAT 819-52-APPS
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1390 PAGE 768

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ken S. Schermacher

(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 **Forty-Five Thousand, Nine Hundred and NO/100----- DOLLARS** (\$ 45,900.00), with interest thereon at the rate of **8 3/4 %** 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 **thirty (30)** 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, being shown as the greater portion of Lot No. 6, on plat of Lake Forest, Section 4, recorded in the RMC Office for Greenville County, S.C., in Plat Book "JJ", at Page 115, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Shannon Drive at joint front corner of Lots Nos. 6 and 7, and running thence with line of Lot No. 7, N. 53-51 E. 160.4 feet to a point; thence on a new line through Lot No. 6, S. 40-46 E. 107.6 feet to an iron pin at or near Brushy Creek; thence with the center line of Brushy Creek as the line, having a traverse line of S. 16-11 W. 123 feet to an iron pin; thence S. 37-56 W. 73 feet to an iron pin on the northeasterly side of Shannon Drive; thence with the northeasterly side of Shannon Drive, N. 36-09 W. 202.5 feet to the point of Beginning.

ALSO: All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown as a portion of Lot No. 6, on plat of Lake Forest, Section 4, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "JJ", at Page 115, and having the following metes and bounds, to-wit:

Beginning at an iron pin at joint rear corner of Lots Nos. 6 and 7, and running thence S. 34-33 E. 94.8 feet to an iron pin at or near Brushy Creek; thence with the center line of Brushy Creek as the line, having traverse line of S. 21-47 W. 23.6 feet to an iron pin; thence on a new line through Lot No. 6, N. 40-46 W. 107.6 feet to an iron pin in line of Lot No. 7; thence with line of Lot No. 7, N. 53-51 E. 31.3 feet to the point of BEGINNING.

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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