

FILED
GREENVILLE CO. S.C.
1973
First Mortgage on Real Estate

1391 PAGE 635

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John W. Russell, Jr. & Elaine L. Russell (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 Fifty-seven Thousand Two Hundred and No/100 -----DOLLARS

(\$ 57,200.00 -----), 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 ---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,

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot No. 18 on a plat entitled "Stratton Place" by Piedmont Engineers and Architects dated July 10, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4-R at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Providence Court at the joint front corner of Lots 17 and 18 and running thence S. 22-44 W., 165.5 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence turning and running with the rear lot line of Lot 18, N. 56-08 W., 206.2 feet to an iron pin at the rear corner of Lot 18 and Section 2 of Pelham Estates; thence turning and running N. 25-16 E., 30 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence turning and running with the line of Lot 19, N. 78-11 E., 194.9 feet to an iron pin on the right of way of Providence Court; thence turning and running with the right of way of Providence Court, the chord of which is S. 36-46 E., 24 feet to an iron pin; thence continuing with Providence Court, the chord of which is S. 60-25 E., 20 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Joseph S. Gasque, Jr. recorded in the R.M.C. Office for Greenville County in Deed Book 1052 at Page 676 .

DOCUMENTARY
STAMP
TAX \$ 22.88

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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