

FILED
GREENVILLE CO. S. C.

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BOOK 1395 PAGE 1

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLYDE D. JENKINS and

ELIZABETH R. JENKINS (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 Thousand and no/100-----DOLLARS

(\$ 50,000.00), 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 twenty (20) 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, containing 6.64 acres on the western side of Fork Shoals Road, being more particularly described, to-wit:

BEGINNING at an iron pin on the northwestern edge of Fork Shoals Road thence S. 63-36 W. 255 feet; thence S. 26-24 E. 95 feet; thence S. 63-36 W. 450 feet; thence N. 26-24 W. 445 feet; thence N. 63-36 E. 705 feet to the western edge of Fork Shoals Road; thence along said road S. 26-24 E. 350 feet to the point of beginning.

Derivation: Deed of Clyde D. Jenkins, Jr. recorded March 23, 1977 in Deed Book 1053 at Page 360; deed of Jenks, Inc. recorded March 31, 1972 in Deed Book 939 at Page 634; deed of Clyde D. Jenkins, Sr. recorded August 18, 1952 in Deed Book 461 at Page 153; deed of Julian H. Sullivan, et al. recorded April 14, 1972 in Deed Book 941 at Page 131.

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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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