

MAR 27 9 21 AM '77

BOOK 1395 PAGE 723

LONNIE S. TANBERSLEY  
R.M.C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: K. DON CHAMBERS AND

WANDA MARIE CHAMBERS

(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 ELEVEN THOUSAND SIX HUNDRED TWENTY FIVE AND NO/100 ----- DOLLARS

(\$ 11,625.00 ), 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.

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 known and designated as Lots No. 72 and 73 of River Downs, and, according to a plat prepared by Piedmont Engineers and Architects, Dated April 7, 1977, entitled "Property of K. Don Chambers and Wanda Marie Chambers", recorded in the RMC Office for Greenville County in Plat 6B at page 97, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Hammett Road at the joint corner of Lot No. 72 and property of Hoffman and running thence with Hammett Road, S. 44-21 E., 100.0 feet to an iron pin; thence still with Hammett Road, S. 41-36 E., 72.0 feet to an iron pin at the intersection of Hammett Road and a proposed road; thence with said intersection, S. 4-54 W., 34.42 feet to an iron pin on proposed road; thence with said proposed road, S. 51-24 W., 230 feet to an iron pin at the joint corner with property of Blanche Eugenia Hudson and Lot No. 73; thence with the Hudson property line, N. 41-30 W., 199.45 feet to an iron pin on line of property of Hoffman; thence with the Hoffman line, N. 52-02 E., 250.0 feet to an iron pin on the western side of Hammett Road, being the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Blanche Eugenia Hudson, dated April 21, 1977 and recorded in the RMC Office for Greenville County on April 21, 1977 in Deed Book 1055 at page 401.

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.

(CONTINUED ON NEXT PAGE)

4328 RV-2