

FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate
JUL 8 1 37 PM '77 MORTGAGE

DOMINE S. TANNER SLEY
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Peter Paul Legeza and

Miriam E. Legeza (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 Thirty Nine Thousand, Two Hundred and NO/100-----DOLLARS

(\$ 39,200.00), 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 25 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 Lot No. 142 and a one (1') foot strip from Lot No. 141 of a subdivision known as Coach Hills according to a plat thereof prepared by Piedmont Engineers, Architects and Planners, dated November 2, 1974, Sheet 2, and having being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X at Page 94 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Coach Hills Drive at the joint front corner of Lots Nos. 142 and 143 and running thence with the joint line of said lots N. 78-50 E. 151.50' to an iron pin in the rear line of Lot No. 132; running thence with the rear line of Lot No. 132 and 133, S. 11-00 E. 100 feet to an iron pin at the joint rear corner of Lots 142 and 141; thence continuing with the rear line of Lot 141, S. 11-00 E. 1' to an iron pin; running thence along a new line through Lot No. 141 S. 78-50 W. 151.59 feet to an iron pin on the eastern side of Coach Hills Drive; and running thence with the eastern side of Coach Hills Drive, N. 10-57 W. 1' to an iron pin at the joint front corner of Lots 141 and 142; thence continuing with the eastern side of Coach Hills Drive, N. 10-57 W. 100 feet to the point of beginning.

This being the same property conveyed to Mortgagor by Deed of Guillermo J. Guerrero and Carmen M. Guerrero dated June 8, 1977 of even date to be recorded herewith:

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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