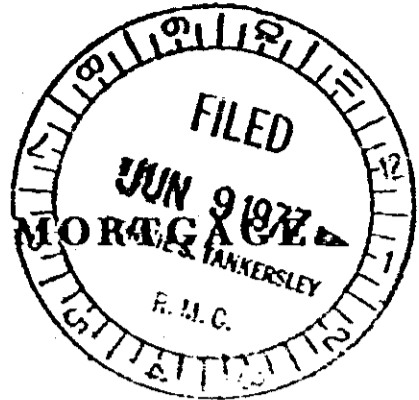


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BOOK 1400 PAGE 487



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert Branson Eisenman and Sheila M. Eisenman

(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 Five Thousand, Seven Hundred and ninety Dollars and 60/100----- DOLLARS

(\$5,790.60), 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 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, shown as Lot No. 45 on plat of Longforest Acres recorded in the RMC Office for Greenville County in Plat Book JJJ, Page 79 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Vinson Drive at the corner of Lot No. 44 and running thence along said drive N. 12-47 W. 100 feet to an iron pin; thence along the line of Lot No. 46 S. 77-13 W. 165 feet to an iron pin; thence S. 12-47 E. 100 feet to an iron pin; thence N. 77-13 E. 165 feet to the point of beginning.

This is the same property conveyed to the Grantors by deed of Hershel Eaker dated October 1, 1971 and recorded in the RMC Office for Greenville, S.C. in Deed Book 926, Page 439.

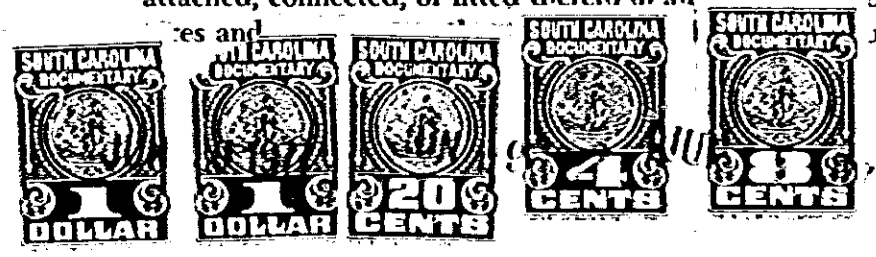
- o The Grantees herein assume and agree to pay the note and mortgage given by Otto C. Burrell, Jr. and Vicky Vaughn Burrell to Carolina National Mortgage Investment Co., Inc. in the original amount of \$21,600.00, dated October 1, 1971 and recorded in the RMC Office for Greenville, S.C. in Mortgage Book 1208, Page 479, with a present balance due of \$20,995.04.
- o This conveyance is subject to all restrictions, zoning ordinances, easements and rights of way of record, affecting the above described property.

The Grantees are to pay 1974 taxes.

This property conveyed from Otto C. Burrell, Jr. and Vicky Vaughn Burrell on June 14, 1974 and recorded in Book 1001 of Deeds, Page 242.

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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 way, being the intention of the parties hereto that all such fixtures and appurtenances, be considered a part of the real estate.



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