

21 11 00 P. O. Box 1268  
GREENVILLE, S. C. 29602

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: TED W. RODGERS

(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 Twenty-eight Thousand Eight Hundred and no/100ths ----- DOLLARS

(\$ 28,800.00 ), 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, on the southern side of Sunset Drive, and on the northern side of the Saluda River, containing 2.5 acres, according to a plat entitled SURVEY FOR EVA B. TUCKER, made by Robert R. Spearman, dated May 26, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the Saluda River at the joint corner of the within described property and property belonging to Luta Collins and running thence along the Collins line, N. 15-35 E., 496.5 feet to an iron pin; thence continuing along the Collins line, N. 52-13 E., 52.9 feet to an iron pin; thence the following courses and distances along the line of other property of the Grantor: S. 01-12 W., 110.6 feet to an iron pin, S. 05-38 W., 83 feet to an iron pin, and S. 45-58 E., 249.8 feet to an iron pin in the line of property belonging to Johnson; thence along the Johnson line, S. 36-52 W., 242.3 feet to an iron pin on the northern bank of the Saluda River; thence with the River as the line, the traverse line N. 76-55 W., 221.0 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Evan Bell Bryson Tucker, to be recorded simultaneously herewith.

ALSO: All the right, title and interest of the Mortgagor herein in and to all easements or rights of way for the purposes of ingress and egress, as set forth in Agreement dated June 17, 1977, between Luta Collins and Eva Bell Bryson Tucker, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1058 at page 969, said Agreement incorporated herein by reference and made a part hereof as though fully set forth.

ALSO: All the right, title and interest of the mortgagor in and to that certain easement or right of way agreement between the mortgagor and Eva Bell Bryson Tucker, dated June 17, 1977, and recorded in Deed Book 1058 at page 971, reference to which is hereby craved. (OVER)

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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