

FILED  
GREENVILLE CO. S. C.

AUG 2 12 44 PM '77  
MORTGAGE  
DONNIE S. TANKERSLEY  
R.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID TERRY TALLON and SUSAN G. TALLON

(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 29 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, and being known and designated as a portion of Lots 77 and 78 of a subdivision known as Stratton Place according to plat thereof dated July 14, 1972, prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 36 and 37 and being more fully shown on a plat entitled "Major Portion of Lots 77 & 78 Stratton Place prepared by Piedmont Engineers & Architects dated January 30, 1976 and having, according to said latter plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Providence Square at the joint front corner of Lots 78 and 79 and running thence with the northern side of Providence Square, N 76-20 W 245 feet to an iron pin in the intersection of Providence Square and Coventry Road; thence with the curvature of said intersection, the chord of which is N 25-20 W 30.45 feet to an iron pin on the eastern side of Coventry Road; thence with the eastern side of Coventry Road, N 25-55 E 147.23 feet to an iron pin located S 25-55 W 12.77 feet from the joint corner of Lots 76 and 77; running thence along a line through Lot 77, S 81-27 E 116.4 feet to an iron pin in the joint line of Lots 77 and 78 located S 14-32 W 42 feet from the joint rear line of Lots 77 and 78; thence along a line through Lot 78, S 77-31 E 114.8 feet to an iron pin in the line of Lot 79 located S 12-52 W 4.2 feet from the joint rear corner of Lots 78 and 79; thence with the joint line of Lots 78 and 79, S 12-52 W 180.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Southland Properties, Inc. dated January 30, 1976 and recorded February 10, 1976 in the R.M.C. Office for Greenville County in Deed Book 1031 at Page 460.

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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