

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

AUG 12 11 34 AM '77

DENNIE S. TANKS  
MORTGAGE

1408 852

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles M. Wilson and Carolyn J. Wilson, (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 Nine Thousand & 00/100 ----- DOLLARS

(\$29,000.00), 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 twenty five 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 Rivendell Drive, being known and designated as Lot No. 109 as shown on a plat entitled "Trollingwood, Section 2", prepared by Enwright Associates, Engineers, dated May 11, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at page 46 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Rivendell Drive at the joint front corner of Lots Nos. 109 and 110 and running thence with the line of Lot No. 110 S. 32-56 W. 192.2 feet to an iron pin; thence with the line of property reserved for future development of said subdivision S. 60-40 E. 204 feet to an iron pin at the joint rear corner of Lots Nos. 108 and 109; thence with the line of Lot No. 108, N. 33-03 E. 189.1 feet on iron pin on the Southern Side of Rivendell Drive; thence with the Southern side of Rivendell Drive N. 64-15 W. 106.2 feet to an iron pin; thence continuing with the Southern side of Rivendell Drive N. 55-01 W. 100 feet to the point of beginning.

This is the some property conveyed to the Grantors herein by deed of Trollingwood Realty Company, dated June 11, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1037 at Page 805.

The Grantees assume and agree to pay Greenville County property taxes for the year 1977 and all subsequent years.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above described property, including restrictions applicable to Trollingwood, Section 2, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 977 at Page 695.

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.

4328 RV-2