

P. O. Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE, CO. S. C.

AUG 15 11 04 AM '77

1407 PAGE 14

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID S. BOYD, JR. AND EMILY T. BOYD (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-FOUR THOUSAND AND NO/100----- DOLLARS

(\$ 54,000.00), 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 thirty (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, being shown and designated as Lot 54 on a plat entitled "Stratton Place" by Piedmont Engineers and Architects, dated July 10, 1974, and recorded in Greenville County Plat Book 4R at pages 36-37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Bridgeton Drive at the joint front corner with Lot 53, and running thence with the joint line of said lots N. 27-28 E. 166.5 feet to a point on the joint rear line with Lot 52; thence with the joint line of Lot 54, with Lot 52, S. 62-47 E. 53.3 feet to a point; thence with the joint line with Lot 51, S. 59-38 E. 59.3 feet to a point at the joint rear corner with Lot 55; thence with the joint line of said lots S. 23-17 W. 170.2 feet to a point on the northeastern edge of Bridgeton Drive; thence with the northeastern edge of Bridgeton Drive, N. 64-49 W. 25 feet to a point; thence continuing with the northeastern edge of Bridgeton Drive N. 59-28 W. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Harry F. Charnley, Jr., recorded in Deed Book 1062 at page 516, on August 15, 1977.

DOCUMENTARY
STAMP
TAX
21.60
F.S. 112.5

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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 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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