

Fidelity Federal Savings & Loan
P. O. Box 1268
Greenville, South Carolina

FILED
GREENVILLE, CO. S. C.
AUG 23 1 39 PM '77
DONNIE S. MORGAGEE
R.M.C.

BOOK 1407 PAGE 856

First Mortgage on Real Estate

RECORDED

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack F. Farr and Joyce R. Farr ----- (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 Forty-five Thousand and No/100 ----- DOLLARS

RECORDED

(\$ 45,000.00-----), 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 ~~10~~ ⁹ 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,

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being at the corner of Sunderland Court and Sunderland Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 38 of a subdivision known as Westcliffe according to a plat prepared by Piedmont Engineers & Architects, December 11, 1963 and recorded in the R.M.C. Office for Greenville County in Plat Book YY at Pages 168 and 169; said lot having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sunderland Drive at the joint front corner of this lot and Lot No. 37 and running thence along Sunderland Drive N. 83-32 W., 74.9 feet to an iron pin; thence N. 46-22 W., 39.8 feet to an iron pin on Sunderland Court; running thence along said court N. 9-13 W., 45 feet to an iron pin; thence N. 9-13 E., 60 feet to an iron pin at the joint front corner of Lots 38 and 39; running thence N. 79-40 E., 143 feet to an iron pin; thence S. 13-30 W., 170 feet to an iron pin, point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Robert W. Griffith recorded August 23, 1977 in the R.M.C. Office for Greenville County in Deed Book 1063 at Page 255.

DOCUMENT
TAX 218.00
PB 11218

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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