

25 2 14 PM '73

First Mortgage on Real Estate

DORRIS S. TAMERLEY

MORTGAGE

Box 1268
Greenville, S. C. 29602STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JIMMY B. HYATT AND GERALDINE T. HYATT

(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 TWO THOUSAND, TWO HUNDRED AND NO/100 ----- DOLLARS

(\$ 22,200.00), 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 eastern corner of the intersection of Lanewood Drive and Dalegrove Drive, being known and designated as Lot No. 59 and the adjoining one-half of Lot No. 58 as shown on a plat of PINEFOREST made by Dalton & Neves, dated August 1959 recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, pages 106 and 107, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lanewood Drive at the joint front corners of Lots Nos. 59 and 58, and running thence with the southern side of Lanewood Drive, N. 63-30 E., 50 feet to a point at the center of the front line of Lot No. 58; thence along a new line through Lot No. 58, S. 26-30 E., 138 feet to a point; thence S. 63-30 W., 150 feet to an iron pin on the eastern side of Dalegrove Drive; thence along the eastern side of Dalegrove Drive, N. 26-30 W., 113 feet to an iron pin; thence with the curve of the intersection of Dalegrove Drive and Lanewood Drive, the chord of which is N.18-30 E., 35.3 feet to an iron pin on the southern side of Lanewood Drive; thence along the southern side of Lanewood Drive, N. 63-30 E., 75 feet to an iron pin at the joint front corners of Lots Nos. 58 and 59, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Kenneth L. and Patricia H. Johnson, to be recorded herewith.

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.