

FILED  
GREENVILLE CO. S. C.

SEP 23 11 30 AM '77

1410 677

First Mortgage on Real Estate

GENIE S. TANKERSLEY  
MORTGAGE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard H. Boerma

(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

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(\$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 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

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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 lying in the State of South Carolina, County of Greenville, shown as approximately 2.5 acres on plat of Property of Richard H. Boerma, recorded in Plat Book 5 R at page 83 and having the following courses and distances:

BEGINNING at an iron pin on Anderson Ridge Road and running thence along the line of property owned by Richard H. Boerma and property formerly owned by Ben Perry McCall, the following courses and distances: N. 43-21 E. 153.98 feet to an iron pin, N. 55-01 E. 257.38 feet to an iron pin, N. 59-08 E. 74.84 feet to an iron pin, N. 67-13 E. 86.07 feet to an iron pin and N. 72-27 E. 108.68 feet to an iron pin; thence turning and running S. 34-08 E. 25 feet; thence N. 51-25 E. 25 feet; thence N. 34-08 W. 25 feet; thence N. 51-25 E. 225 feet; thence S. 34-08 E. 275 feet; thence turning and running, S. 49-02 W. 250 feet to a point in line of property owned by Boerma; thence along the joint line of property owned by Boerma and formerly of McCall, N. 34-08 W. 225 feet to an iron pin; thence turning and running along the road right of way and McCall property, the following courses and distances; S. 72-27 W. 121.28 feet to an iron pin; thence S. 67-13 W. 77.82 feet to an iron pin, S. 59-08 W. 69.10 feet to an iron pin, S. 55-01 W. 250.79 feet to an iron pin, thence S. 43-21 W. 163.35 feet to an iron pin on Anderson Ridge Road; thence with said Road, N. 30-51 W. 50 feet to the point of beginning.

Being a portion of the property conveyed by Ben Perry McCall by deed recorded in Deed Book 1040 at page 533 on August 2, 1976.

REC'D  
SEP 23 1977  
TAX  
\$ 18.00  
FEB. 11 1978

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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