

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

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GREENVILLE CO. S. C.

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BOOK 1411 PAGE 584

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George H. Fox and Eleanor E. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Fox

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-EIGHT THOUSAND AND NO/100 ----- DOLLARS

(\$ 48,000.00), 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 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 known and designated as Lot No. 22 on plat of Lake Forest Heights Subdivision, Section 2, prepared by Piedmont Eng. Service, dated May, 1957, which plat is of record in the R.M.C. Office for Greenville County, S. C. in Plat Book KK at Page 105 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of McCarter Avenue at the front corner of Lot No. 21 and running with the line of said lot N. 20-24 W. 190.3 feet to an iron pin at the rear corner of Lot 21; running thence S. 74-39 W. 120 feet to an iron pin at the rear corner of Lot No. 23; running thence with line of Lot No. 23 S. 20-39 E. 185 ft. to an iron pin on the northern side of McCarter Ave.; running thence with the curve of McCarter Avenue, the chord of which is N. 77-07 E. 120 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Avery Hunt Fonda, dated May 15, 1969, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 868 at Page 172 on May 16, 1969.

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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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