

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
4:57 PM
OCT 11 1977
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donnie R. Roberts and Betty E. Roberts -----
----- (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 Thirty Thousand and No/100 ----- DOLLARS

(\$30,000.00 -----), 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,

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina being shown as a 1.14 acre tract on a plat of survey prepared by Charles K. Dunn and Dean C. Edens dated July 26, 1967 and designated as Lot A and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the western edge of U. S. Highway 25 and running thence S. 10-15 W. 22 feet to an iron pin; thence S. 1-15 W., 60.4 feet to an iron pin at the joint corner with other property of King; thence with the joint line of other property of King S. 69-57 W., 148.2 feet to an iron pin; thence N. 86-03 W., 252 feet to an iron pin at the corner with other property of King; thence N. 16-30 E., 140.7 feet to an iron pin; thence S. 86-43 E., 358 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near U. S. Highway No. 25, near the interesection of said highway with S. C. Highway 418, and being shown as the western portion of the property on a plat prepared for Richard C. King by Webb Surveying & Mapping Company in October, 1977 which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 6 I at Page 62 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property of Ansel King and Richard King and running thence S. 16-30 W., 65 feet to an iron pin; thence turning and running N. 75-36 W., 384.4 feet to an iron pin; thence turning and running N. 28-44 E., 142.7 feet to an iron pin; thence turning and running S. 86-43 E., 324 feet to a point; thence turning and running S. 16-30 W., 140.7 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Richard Clayton King and Patricia D. King recorded in the R.M.C. Office for Greenville County in Deed Book 1066 at Page 500 on the 10th day of October, 1977.

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.

7047000208
3100 AS

0478

4328 RV-2