

FILED
GREENVILLE CO. S. C.

NOV 29 9 54 AM '77

First Mortgage on Real Estate

Fidelity Federal Savings
and Loan Association
P.O. Box 1268
Greenville, S.C. 29602

1414 page 641

MORTGAGE

C
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: William M. Cheves and Kathie G. Cheves

(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 SIXTY THOUSAND AND NO/100 ----- DOLLARS

(\$ 60,000.00), 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 thirty (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

S.O.C.A.

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 lot of land situate in Ward 6 of the City of Greenville, in the County of Greenville, in the State of South Carolina, fronting 75 feet, more or less, on Belmont Avenue and having the following metes and bounds:

BEGINNING at an iron pin on Belmont Avenue, corner of lot formerly owned by S.G. Ives and running S. 3 W. 75 feet, more or less, to an iron pin at corner of lot owned by B.S.H. Harris; thence N. 85 W. along Harris line 165 feet, more or less to corner of W.H. Geer lot; thence N. 3 E. 75 feet, more or less, parallel with McDaniel Avenue to corner on line now or formerly owned by S.S. Newell; thence S. 85 E. along Newell and Ives line 165 feet, more or less, to the beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Ward 6 of the City of Greenville, County of Greenville, State of South Carolina, on the West side of Belmont Avenue, and having, according to a plat thereof prepared by C.M. Furman, Jr., February 23, 1928, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Belmont Avenue, which pin is 170.5 feet South of the Southwest corner of the intersection of Belmont Avenue and Cleveland Street, and which is also the Southwest corner of Belmont Avenue and a ten-foot alley; and running thence along the West side of Belmont Avenue, S. 4-11 W. 74 feet to an iron pin; thence N. 84-50 W. 150 feet to an iron pin; thence N. 4-11 E. 74 feet to an iron pin on the South side of a ten-foot alley; thence along the South side of said alley, S. 84-50 E. 150 feet to the point of beginning.

ALSO: ALL that piece, parcel, or tract of land lying, situate and being in Ward 6 of the City of Greenville, State and County aforesaid, on the West side of Belmont Avenue, and having the following metes and bounds, to-wit:

BEGINNING at a point on Belmont Avenue, corner of lot formerly owned by Neussner, and running thence with Belmont Avenue, S. 3 W., 10 feet to a pin; thence N. 85 W. 150 feet, more or less; thence N. 3 E., 10 feet; thence S. 85 E., 150 feet, more or less, to the point of beginning.

THIS is the same property conveyed to the mortgagors herein by deed recorded in the R.M.C. Office for Greenville, S.C, in Deed Book 1067 at Page 744 on November 2, 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.

064

4328 RV-27