

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard D. Caine and Patricia Caine

(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-Nine Thousand Two Hundred and No/100ths-----DOLLARS

(\$ 29,200.00), 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 25 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 PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF KONNAROCK CIRCLE IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA BEING KNOWN AND DESIGNATED AS LOT NO. 24 AS SHOWN ON A PLAT ENTITLED "RICHMOND HILLS, SECTION 5", PREPARED BY R. B. BRUCE, DATED NOVEMBER 14, 1967 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK WW AT PAGE 38, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS:~~

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of Konnarock Circle in the County of Greenville, State of South Carolina being known and designated as Lot No. 24 as shown on a plat entitled "Richmond Hills, Section 5", prepared by R. B. Bruce, dated November 14, 1967 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WW at Page 38, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Konnarock Circle at the joint front corner of Lots Nos. 23 and 24 and running thence with the line of Lot No. 23 N. 1-45 E. 143 feet to an iron pin in the line of property now or formerly of I. H. Philpot; thence with the line of Philpot S. 86-37 E. 126.9 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25 S. 19-10 W. 159 feet to an iron pin on the Northern side of Konnarock Circle; thence with the Northern side of Konnarock Circle N. 79-23 W. 80 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed from Allen L. Babb and Birgitt S. Babb dated November 18, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 668 at Page 681 on November 18, 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.

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