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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES G. RODDY AND

TONDA BETH RODDY ----- (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-One Thousand Two Hundred and no/100 ----- DOLLARS

(\$ 21,200.00), 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 Twenty 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 at the southwestern corner of the intersection of Smythe Avenue and Stevens Street in the Dunean Mills Village, and being more particularly described as Lot 15 as shown on a plat entitled "Plat Showing Property of J.P. Stevens and Co., Inc., Located in Dunean Mill Village, Greenville County, Near Greenville, S.C.", made by Pickell and Pickell, Engineers, Greenville, S. C., March 28, 1956, and recorded in the RMC Office for Greenville County in Plat Book JJ at Page 167 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of SMYthe Avenue at the joint front corner of Lots 14 and 15 and running thence with the common line of said two lots N. 65-10 W. 199.6 feet to an iron pin on the Eastern side of an alley; thence with the Eastern side of said alley N. 14-33 E. 69.5 feet to an iron pin; thence still with the Eastern side of said alley N. 11-55 E. 25.6 feet to an iron pin; thence S. 64-23 E. 112.3 feet to an iron pin; thence N. 25-37 E. 43 feet to an iron pin on the Southern side of Stevens Street; thence with the Southern side of Stevens Street S. 64-23 E. 73 Feet to an iron pin; thence S. 41-14 E. 22.7 feet to an iron pin; thence S. 9-24 E. 22.5 feet to an iron pin on the Western side of Smythe Avenue; thence with the Western side of Smythe Avenue S. 25-51 W. 107 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Raymond L. Norris and Evelyn W. Norris dated December 14, 1977, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1070 at page 144 .

Together with all and singular the rights, members, hereditaments, and appurtenances to the same 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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