

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, JAMES E. HENDRICKS

and BARBARA A. HENDRICKS
(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-THREE THOUSAND - - - - - DOLLARS

(\$ 23,000.00), 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 _____ 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, on waters of Mathers Creek, Block A, SUNSET VALLEY Subdivision, being known and designated as Lot 16 on Plat of same by John C. Smith, Surveyor, dated July 1960, and being more fully described according to said Plat, as follows:

BEGINNING at an iron pin on Ragsdale Drive, common corner of Lots 16 and 17 and the northwestern corner of the lot herein described, thence N 13-01 E, 100 feet with Ragsdale Drive to an iron pin, joint corner with Lot 15; thence S 76-59 E, 149 feet, crossing iron pin, to a point in Mathers Creek; thence S 16-27 W, 100.2 feet with creek to a point; thence N 76-59 W, 143 feet, crossing iron pin on bank, to a point of beginning at Ragsdale Drive.

-ALSO-

ALL that certain piece, parcel, or lot of land in Greenville County, South Carolina, on the waters of Mathers Creek, SUNSET VALLEY Development, property of Earl H. Ragsdale, being known and described as Lot 17 on Plat of John C. Smith, Surveyor, dated July, 1960, and being more fully described according to said plat, as follows:

BEGINNING at an iron pin at an unnamed street, common corner with Lot 18, thence with said Street N 13-01 E, 100 feet to an iron pin, common corner with Lot 16; thence S 76-59 E, 143 feet, crossing Iron pin on bank to a point in the center of Mathers Creek, thence with the center of said creek S 2-15 W, 101.8 feet to a point, thence N 76-59 W, 162 feet, crossing iron pin on bank to the beginning corner.

-ALSO-

ALL that certain piece, parcel, or lot of land in Greenville County, South Carolina, on waters of Mathers Creek, SUNSET VALLEY Subdivision, Block A, being known and designated as Lot 18 on Plat of same by John C. Smith, Surveyor, dated July 1960 and being more fully described according to said Plat as follows:

BEGINNING at an iron pin on Ragsdale Drive, common corner of Lots 18 and 19 and the northwestern corner of the lot herein described, thence N 13-01 E, 100 feet with Ragsdale Drive to an iron pin, common corner of Lots 17 and 18; thence S 76-59 E, 162 feet, crossing iron pin on bank to a point in center of Mathers Creek; thence S 5-15 E, 105.3 feet with center of creek to a point; thence N 76-59 W, 195 feet with the line of Lot 19 to the point of beginning on Ragsdale Drive.

This is the same property conveyed to the Mortgagors herein by deed of R. I. Bowles, dated December 20, 1977, to be recorded simultaneously herewith.

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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