

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John E. Fox and Yasuko N. Fox (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 Seven Thousand and No/100-----DOLLARS

(\$ 7,000.00 ----), 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 five (5) 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 the northwestern side of Redcliffe Road, and being known and designated as Lot 16 of Pelham Estates, Section III, as shown on a plat thereof, dated February 11, 1965, prepared by Piedmont Engineers and Architects, recorded in the R.M.C. Office for Greenville County in Plat Book 4-G at page 13, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Redcliffe Road at the joint front corner of lots 16 and 15, and running thence with the line of lot 15, N. 44-58 W., 211.4 feet to an iron pin at the joint rear corner of lots 16 and 15; thence with the line of property now or formerly owned by Hudson, N. 44-58 E., 220 feet to an iron pin at the joint rear corner of lots 16 and 17; thence with the line of lot 17, S. 39-33 E., 211.9 feet to an iron pin on the northwestern side of Redcliffe Road; thence with the northwestern side of Redcliffe Road, S. 44-50 W., 200 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Walter H. Jones, III, and Patricia B. Jones dated September 7, 1977, recorded in Deed Book 1064 at page 852.

This mortgage is junior and subordinate to that certain mortgage given to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1361 at page 347.

This is to acknowledge that the Mortgagor understands that Mortgagee will exercise its option under paragraph 9 of this mortgage. This mortgage may not be assumed without the written consent of Fidelity Federal Savings and Loan Association.

Mortgagee's mailing address: P. O. Box 1268, Greenville, SC 29602

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.

CGTN --- 1FE1778 471

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