

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT C. FOX and ELVERA M. 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 Thirty-eight Thousand and No/100-----DOLLARS

(\$ 38,000.00), 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 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 known and designated as Lot No. 21 and a portion of Lot 20 on a plat entitled Section I, Green Hills, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book HH at Page 189 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Edwards Road at the joint front corner of Lots 21 and 22 and running thence with the common line of said lots N 47-35 W 138.3 feet to an iron pin; thence continuing N 20-0 W 119.6 feet to a point on a branch; thence with the branch as the line, the chord of which is S 75-59 W 20 feet to an iron pin at the corner of lot of Thomas Earle Talley; thence with the line of said lots in a southwesterly direction 185 feet, more or less, to an iron pin on Chipwood Lane, said pin being in the center of the joint line of Lot 20; thence with the northerly side of Chipwood Lane S 64-26 E 37.5 feet to an iron pin, joint corner of Lots 21 and 21; thence continuing with Chipwood Lane S 58-03 E 44 feet; thence continuing with Chipwood Lane S 45-44 E 52.3 feet; thence with the curve of the intersection of Chipwood Lane and Edwards Road the radius of the chord being 25 feet, the chord of which is S 88-37 E 35 feet to an iron pin on Edwards Road; thence with the northerly side of Edwards Road N 42-59 E 105 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Thomas Earle Talley, Executor of the Estate of Sue Knight Talley, recorded in the RMC Office for Greenville County, S. C., in Deed Book 1024, page 397 on September 18, 1975.

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.

GCTN --- 1 M-678 008

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