

FILED
GREENVILLE CO. S. C.
MAR 27 11 17 AM '73
DONNIE MORSELEY
R.M.C.

BOOK 1427 PAGE 50

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. L. Lanford, Jr.

(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 Fifty-Thousand Four Hundred and no/100----- DOLLARS

(\$50,400.00), 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-nine 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 southwestern side of Cannon Circle, and being known and designated as Lot 144 of Pine Brook Forest subdivision, Section 2, as shown on a plat thereof prepared by Robert R. Spearman and Charles K. Dunn, Surveyors, dated March 15, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4X at page 49, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING AT an iron pin on the southwestern side of Cannon Circle at the joint front corner of lots 144 and 128, and running thence with the line of lot 128, S. 00-50 W., 150 feet to an iron pin at the joint rear corner of lots 144 and 128; thence, S. 88-25 W., 170 feet to an iron pin at the joint rear corner of lots 144 and 145; thence with the line of lot 145, N. 22-35 E., 200 feet to an iron pin at the joint front corner of lots 144 and 145 on the southwestern side of Cannon Circle; thence with the southwestern side of Cannon Circle, S. 73-00 E., 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed from Oak, Inc., recorded September 30, 1977 in Deed Book 1065 at page 983.

The Mortgagee's mailing address is P.O. Box 1298, Greenville, SC 29602

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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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