

FILED
GREENVILLE COUNTY
APR 4 1978
COMMISSIONER OF DEEDS

1428-803

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Sr.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, JOHN H. GREGORY & SARA W. GREGORY,

(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-NINE THOUSAND FIFTY-SIX AND 51/100 ----- DOLLARS

(\$ 29,056.51) 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 25 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, at the northern corner of the intersection of Bancroft Street and Driftwood Drive, being known and designated as Lot No. 28 as shown on plat of Property of William R. Timmons, Jr., made by C. O. Riddle, Surveyor, July, 1967, recorded in RMC Office for Greenville County, in Plat Book "000", page 193, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on northwestern side of Bancroft Street at joint corner of Lots 27 & 28 and running thence along common line of said lots N.34-41 W. 150 feet to iron pin; thence running S.73-23 W. 280 feet to iron pin on north-eastern side of Driftwood Drive; thence with line of Driftwood Drive S. 28-10 E. 105.6 feet to iron pin; thence continuing with line of said drive S.34-41 E. 107.2 feet to iron pin at intersection of Driftwood Drive and Bancroft Street; thence with curve of said intersection of which the chord is S. 79-41 E. 35.3 feet to iron pin on northwestern side of Bancroft Street; thence with line of said street N. 55-19 E. 253.1 feet to point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of William E. Givens and Rebecca Givens of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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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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