

MAY 10 12 07 PM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1431 PAGE 635

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

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: DICKY HICKS and JANICE F. HICKS

(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 FIFTEEN THOUSAND AND NO/100----- DOLLARS

(\$15,000.00), 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 twenty 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, in Greenville Township on the western side of HENDERSON STREET near the City of Greenville being shown and designated as LOT NO. 88, Block C of CITY VIEW by W. A. Adams, March 18, 1911 recorded in Plat Book A at page 460 and described as follows:

BEGINNING at a stake on the western side of Henderson Street, which stake is 86 feet from the intersection of Henderson Street and 10th Street and running thence with the line of Lot No. 89 N 89 1/2 W 150 feet to an iron pin on a 10-foot alley; thence with the eastern side of said alley N 0-30 E 50 feet to an iron pin the rear corner of Lot No. 87; thence with the line of said lot S 89 1/2 E 150 feet to an iron pin on the western side of Henderson Street; thence with said street S 0-30 W 50 feet to the point of beginning.

ALSO, all that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the western side of HENDERSON STREET in the County of Greenville, State of South Carolina being a portion of LOT NO. 89 as shown on a plat of CITY VIEW SUBDIVISION by W. A. Adams recorded in the RMC Office for Greenville County, S. C. in Plat Book A, page 406 and having according to a plat entitled "Property of James H. Hicks," by T. H. Walker, Jr., R.L.S. dated October 20, 1973 recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-C, page 118 and having according to said plat the following metes and bounds, to-wit:

BEGINNING, at an iron pin located on the common boundary line of Lot Nos. 88 and 89 (said iron pin being located N 89-30 W 95.8 feet from the joint front corner of Lot Nos. 88 and 89) and running thence along a new line through Lot No. 89 S 0-30 W 22 feet to an old iron pin; thence along a line through Lot No. 89 S 83-00 W 55.3 feet to an old iron pin on the eastern side of a ten-foot alley; thence along the eastern edge of said ten-foot alley N 0-30 E 29.1 feet to an old iron pin; thence (CONT'D. ON BACK) 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.

GCTO ----- 2 MY 10 78 482 5.5001

4328 RV.2

0.635