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FILED
GREENVILLE CO. S. C.
MAY 17 4 04 PM '78
DORRIS S. TANKERSLEY
R. H. MORTGAGE

BOOK 1432 PAGE 303

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Robert L. Teare and Gertrude H. Teare
(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 Ten Thousand and NO/100ths (\$10,000.00) DOLLARS

(\$ 10,000.00), 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 (20) 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, City of Simpsonville, on the northeastern side of Frankfort Street known and designated as Lot 14, Powderhorn Subdivision, on a Plat of Powderhorn Subdivision by Piedmont Engineers and Architects dated 3/24/74 and recorded in Plat Book 4X at Page 95, in the R.H.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Frankfort Road at the joint front corner of Lot Nos. 14 and 15, thence running with the joint line of said lots N. 11-30 E. 160 feet to a point on a branch, thence along the line of said branch and rear of Lot 14 S. 60-08 W. 235.2 feet to a point being the back joint corner of Lot Nos. 13 and 14, thence along the common line of said Lots S. 62-45 E. 150 feet to a point on Frankfort Road, being the joint front corner of said lots, thence along the curve of Frankfort Road N. 38-40 E. 25 feet to a point, thence N. 67-25 E. 25 feet to a point, being the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This is that same property conveyed to Robert L. Teare and Gertrude H. Teare by deed of American Service Corporation of South Carolina dated and recorded concurrently herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
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P.B. 11218

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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