

FILED  
GREENVILLE CO. S. C.  
MAY 22 2 22 PM '78  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1432 PAGE 758

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES H. MORGAN and

MARGARET O. MORGAN

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

(\$17,000.00 ), 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 17 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 the City of Greenville, being shown as Lot 16, Section E-1, Gower Estates on plat recorded in plat book BBB at page 70 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Henderson Road, at the joint front corner of Lots 16 & 17 and running thence with line of Lot 17, S. 31-41 E. 183.4 feet to an iron pin; thence with line of Lot 11, S. 77-56 W. 191 feet to an iron pin on Henderson Road; thence with Henderson Road N. 2-00 W. 53.1 feet to an iron pin; thence N. 18-31 E. 86.3 feet to an iron pin; thence N. 46-28 E. 90 feet to an iron pin at the point of beginning.

This is to acknowledge that the mortgagors understand that the mortgagee will exercise its option under Paragraph 9 of this mortgage.

This mortgage may not be assumed without the written consent of Fidelity Federal Savings & Loan Association.

This mortgage to be junior only to that mortgage recorded in the RMC Office for Greenville County in REM Mortgage Book 1362 at Page 380.

This being the same property conveyed to the mortgagors herein by deed of John J. Godbold, dated March 15, 1976, which deed is of record in the Office of the RMC for Greenville County, S. C. in Deed Book 1033 at Page 26.

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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