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JAMES S. TANNERSLEY  
R.M.C.  
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES W. TATE and

RACHEL J. TATE

(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 Thirty-one thousand three hundred ninety-one and 59/100ths ----- DOLLARS

(\$31,391.59----), 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 nineteen (19) 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:

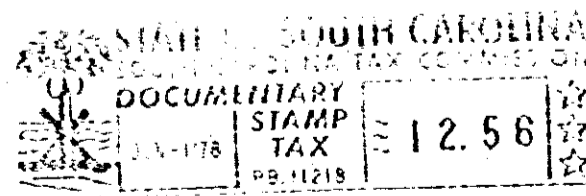
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 northern side of Lucerne Drive near the City of Greenville, being shown and designated as Lot No. 23 on a Plat entitled "Section IV, Edwards Forest - Property of Dorothy Edwards Cunningham", prepared by C. O. Riddle RLS, dated December 1965, said plat being recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 82, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lucerne Drive at the joint front corner of lots no. 23 and 24 and running thence along and with the joint property line of said two Lots N. 48-24 E. 158.1 feet to an iron pin; thence S. 68-15 E. 51.7 feet to an iron pin; thence S. 11-13 E. 62.4 feet to an iron pin at the joint rear corner of Lots no. 23 and 49; thence running along and with the joint property line of said last two mentioned lots S. 48-24 W. 149.7 feet to an iron pin on the northern side of Lucerne Drive; thence running along and with the northern side of Lucerne Drive N. 41-36 W. 100 feet to the beginning point. For a more particular description see the aforesaid plat.

This being the identical property conveyed to the mortgagors herein by Fred F. Evans et ux, by deed dated May 39, 1978 and recorded in the RMC Office in Deed Book 1080 at Page 212

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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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