

MORTGAGEE'S ADDRESS:  
P.O. Box 1268  
Greenville, S.C. 29602

JUN 2 10 53 AM '76  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1434 PAGE 49

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
LARRY M. SEYLLER and SUSAN L. SEYLLER

(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-Eight Thousand and No/100----- DOLLARS

(\$ 38,000.00 ), 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 thirty (30) 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:

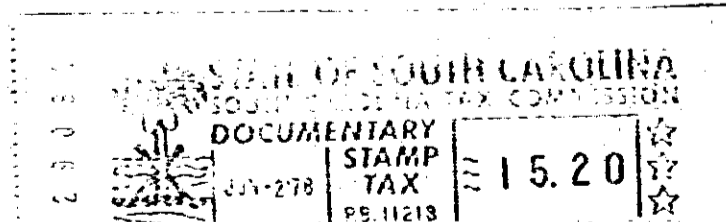
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 1 and one-half (1/2) of Lot No. 2 as shown on a plat of PINWOOD ESTATES by H.S. Brockman, Surveyor, dated November 7, 1958, and recorded in the RMC Office for Greenville County in Plats Book MM, Page 55, and having, according to said plat, the following metes and bounds, to-wit:

LOT NO. 1 - BEGINNING at an iron pin on a County Road, joint front corner of Lots 1 and 2, and running thence along the line of said lots, S 50-16 W 170 feet to an iron pin at the rear corner of Lots 12 and 13; thence running with the rear line of Lot 13, N 39-44 W 75.1 feet to an iron pin; thence running N 43-36 E 171.2 feet to an iron pin on a County Road; thence running with said County Road, S 39-44 E 95 feet to an iron pin, the point of beginning.

ONE-HALF LOT NO. 2 - BEGINNING at an iron pin on a County Road at the joint front corner of Lots 1 and 2 and running thence 45 feet with the line of said Road to the exact center of Lot 2; thence running on a line parallel with the side lines of Lots 1 and 3, 170 feet to the rear line of Lot 12; thence running 45 feet with the rear line of Lot 12 to an iron pin at the joint rear corner of Lots 12, 13, 1 and 2; thence running 170 feet with the side line of Lot 1 to an iron pin at the joint front corner of Lots 1 and 2 on said County Road, the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Bobby Lee Cox and Myrtle B. Cox, to be executed and recorded of even date herewith.



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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