

JUN 6 2 53 PM '77

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

Fidelity Federal Savings & Loan **MORTGAGE**
P. O. Box 1268
Greenville, South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter L. Patton and Marilyn W. Patton -----
(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 Forty Thousand and No/100 -----DOLLARS

(\$ 40,000.00-----), 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 -----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:

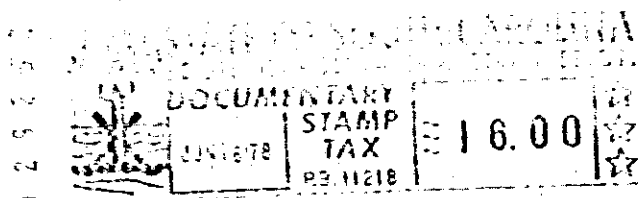
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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,

ALL that certain piece, parcel or tract of land, with improvements thereon or hereafter to be constructed thereon, situate, lying and being on the southern side of a dirt road leading from Jonesville Road and on the southern side of Gilders Creek near the City of Simpsonville, in the County of Greenville, State of South Carolina and shown and designated as a tract containing 15.32 acres, more or less, on a plat prepared by Freeland & Associates dated October 13, 1977 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of the within tract and a tract containing 9.12 acres, more or less, which iron pin is approximately 1,698 feet from an iron pin on the southeastern side of Jonesville Road and running thence with the joint line of said tracts N. 14-51 W., 1,059.36 feet to an iron pin; thence N. 1-35 E., 335.62 feet to a point on the southern side of Gilders Creek; running thence along the southern side of said creek the following traverses, N. 88-09 E., 390.18 feet to a point; thence S. 80-57 E., 132.33 feet to an iron pin; running thence S. 0-52 W., 812.03 feet to an iron pin; thence S. 26-22 E., 573.56 feet to an iron pin on the northern side of a dirt road; running thence along the northern side of said dirt road S. 80-22 W., 214.30 feet to an iron pin; thence N. 87-56 W., 289.77 feet to an iron pin, the point and place of beginning.

This is a portion of the property conveyed to the Mortgagors herein by deed of Gilders Creek Properties, Joint Venture recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 229 on the 30th day of November, 1977.



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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3.00

0.382

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