

GREENVILLE CO. S. C.

JUL 5 2 15 PM '78

BOOK 1437 PAGE 237

CONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James S. Conits and Christina J. Conits

(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 Twenty-five Thousand Four and 32/100----- DOLLARS

(\$25,004.32), 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 seventeen 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, near the City of Greenville, on the southeast side of Chatelaine Drive, being shown as Lot 144 on Plat of Merrifield Park, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book QQQ Page 177, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Chatelaine Drive at the joint front corner of Lots 143 and 144 and runs thence along the line of Lot 143 S. 49-43 E. 217.7 feet to an iron pin; thence S. 76-11 W. 153.1 feet to an iron pin; thence along the line of Lot 145, N. 37-40 W. 145.8 feet on the southeast side of Chatelaine Drive; thence along Chatelaine Drive N. 52-20 E. 43 feet to an iron pin; thence still along Chatelaine Drive N. 46-29 E. 52 feet to the beginning corner.

THIS being the same property conveyed to Mortgagors by deed of Jack E. & Sylvia J. Anthony, recorded in the R.M.C. Office for Greenville County on 5th. day of July, 1978. 1978, in Deed Book 1082 at page 482.

GCTC
--- 1 JUL 5 78 845

STAMP
TAX \$ 10.04
FEB 1978

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.

3.0001

0 2 3 7

4328 RV-2