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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1437 PAGE 428

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT E. BERRY and
PATRICIA J. BERRY

(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-six thousand and No/100----- DOLLARS

(\$ 26,000.00), 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 Fifteen 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, containing 2.51 acres more or less, and being more particularly described on plat of Robert E. Berry and Patricia J. Berry, dated April 24, 1978, prepared by James L. Strickland, RLS, recorded in Plat Book 6-R at Page 48, to-wit:

BEGINNING at a nail and cap in a County road at the joint corner of the within described property and property now or formerly belonging to Margaret Burgess and running thence along the common line of said properties N. 17-13 E. 413.2 feet to an iron pin at the joint corner of property now or formerly belonging to Dee R. Berry; thence along the common line of said Berry property N. 88-44 E. 272.6 feet to an iron pin; thence S. 16-36 W. 423.7 feet to a nail and cap in said County road; thence along said road N. 88-53 W. 273.9 feet to a nail and cap, the point of beginning.

Derivation: Deed of Dee R. Berry, recorded July 6th, 1978 in Deed Book 1082 at Page 612.

[Faint, illegible text or stamp]

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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