

GREENVILLE COUNTY
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Nelson & Turner Home Builders,

a partnership (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-Five Thousand Six Hundred Dollars and No/100ths-----DOLLARS

(\$ 45,600.00), 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 18 months ~~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, OF HERETOFOR CONVEYED TO THE MORTGAGOR BY DEED OF COMFORTABLE MORTGAGE CO., DATED APRIL 27, 1978 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 1084 AT PAGE 960 ON AUGUST 8, 1978.~~

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Easterly intersection of Harness Trail and Andulusian Trail, in the City of Greenville State of South Carolina being known and designated as Lot 161 on Plat entitled "Heritage Lakes, Subdivision" as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H at page 17 and having, according to said plat, the following metes and bound, to-wit:

BEGINNING at an iron pin on the Northerly side of Harness Trail said pin being the joint front corner of Lot Nos. 161 and 162 and running thence with Harness Trail on a curve the chord of which is S. 80-17-38 W. 144.94 feet to an iron pin; thence continuing with curve of Harness Trail N. 82-39-29 W. 41.90 feet to an iron pin; thence with the intersection of Harness Trail and Andulusian Trail N. 37-39-29 W. 35.36 feet to an iron pin on the Easterly side of Andulusian Trail; thence with the Easterly side of Andulusian Trail N. 07-20-31 E. 104 feet to an iron pin the joint front corner of Lot Nos. 160 and 161; thence with the common line of said lots S. 82-39-29 E. 190 feet to an iron pin the joint rear corner of Lot Nos. 160 and 161; thence with the joint line of Lot Nos. 161 and 162 S. 02-47-59 E. 87-88 feet to an iron pin the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and right of ways, if any, affecting the above described property.

This is the identical property conveyed to the mortgagor herein by deed of Comfortable Mortgage Co., dated April 27, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1084 at page 960 on August 8, 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.

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