

LEATHERWOOD, WALKER, TODD & MANN

GREENVILLE CO. S.C.

Post Office Box 1268, Greenville, S.C. 29602

BOOK 1441 PAGE 221

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM D. ROBERSON, JR. AND

MARGARET W. ROBERSON (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 Fifty-Six Thousand and no/100 (\$56,000.00)-----DOLLARS

(\$ 56,000.00), 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, City of Greenville, on the west side of East Faris Road and being shown as the greater portions of Lots C and D on a revised plat of Forest Heights made by R. K. Campbell, August 27, 1953, recorded in the R.M.C. Office for Greenville County in plat book CC at page 6 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Faris Road, 20 feet in a northerly direction from the joint front corner of Lots D and E, and running thence along property now or formerly of Edwin A. Briggs in a generally northwestern direction 270 feet, more or less, to an iron pin on the southeastern side of a 20-foot alley, said pin being located 10 feet in a northeasterly direction from the joint rear corner of Lots E and D; thence along the southeasterly side of said alley, N. 50-50 E. 21 feet to an iron pin; thence N. 32-45 E. 60 feet to an iron pin; thence along the southeasterly side of said alley, N. 12-20 E. 70 feet to an iron pin; thence continuing along said alley N. 08-23 W. 18.5 feet to an iron pin on the southeasterly side of said 20-foot alley, said pin being located in a southerly direction 20 feet from the joint rear corner of Lots C and B; thence in a generally easterly direction through Lot C, 250 feet, more or less, to a point on the west side of East Faris Road which point is 40 feet in a southerly direction from the joint front corner of Lots B and C; thence along the west side of said Road, the following courses and distances: S. 01-35 W. 60 feet to an iron pin; S. 10-55 W. 100 feet to an iron pin; S. 13-49 W. 100 feet to an iron pin; S. 18-34 W. 50 feet to an iron pin; S. 29-30 W. 30 feet to an iron pin, joint front corner of Lot D and property now or formerly of Briggs, the point of beginning. This is the same property conveyed to the mortgagors herein by deed of James M. Wood and Carol B. Wood, dated August 14, 1978, to be recorded herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TAX 227.40

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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