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DONNIE S. TANKERSLEY  
R.H.C.

First Mortgage on Real Estate

**MORTGAGE**

Book 1268  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: GOVERNORS SQUARE ASSOCIATES, 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 Ninety-two Thousand Eight Hundred and 00/100 ----- DOLLARS (\$ 92,800.00 ---), 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 ~~XXXX~~ 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, being shown and designated as Lot No. 51 as shown on plat of Cambridge Park prepared by Dalton & Neves Co. Engineers, dated June 1, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dover Drive at the joint front corner of Lots Nos. 50 and 51 and running thence with the southern side of Dover Drive N. 55-06 E. 90 feet to an iron pin at the joint front corner of Lots Nos. 51 and 52; thence with the line of Lot No. 52 N. 34-54 W. 180 feet to an iron pin at the joint rear corner of Lots Nos. 51 and 52; thence with the rear line of Lot No. 51 S. 86-32 W. 101.1 feet to an iron pin at the joint rear line of Lots Nos. 50 and 51; thence with the line of Lot No. 50 S. 34-54 E. 125 feet to the point of BEGINNING.

ALSO: All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 52 as shown on plat of Cambridge Park prepared by Dalton & Neves Co. Engineers, dated June 1, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dover Drive at the joint front corner of Lots Nos. 51 and 52 and running thence with the southern side of Dover Drive the following courses and distances: N. 55-06 E. 85 feet to an iron pin; S. 73-06 E. 31.71 feet to an iron pin on Marchant Road; thence with Marchant Road S. 21-19 E. 198.1 feet to an iron pin at the joint rear corner of Lot No. 52 and Marchant Road; thence with the rear line of Lot No. 52 S. 87-42 W. 68.4 feet to an iron pin at the joint rear corner of Lots Nos. 51 and 52; thence with the line of Lot No. 51 N. 34-54 W. 180 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Dee\*\* 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. Smith Co., Inc., dated March 31, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1076, at Page 942, on April 12, 1978.

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