

First Mortgage on Real Estate

1404 904

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry H. Fearue
and
Sandra H. Fearue

(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 Six thousand, Eight hundred seventy-four and 30/100-----DOLLARS

(\$ 6,874.30), 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 5 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,

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, being known and designated as Lot 10 Evergree Circle, as shown on the plat of Property of W. J. Greer, dated June 26, 1970, and recorded in RMC Office for Greenville County, in Plat Book BBB, at Page 181, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Evergreen Circle at the joint front corner of Lots 9 and 10 and running thence along the joint line of said lots, N. 53-40 W. 178.3 feet to an iron pin; thence S. 31-46 W. 100.55 feet to an iron pin; thence S. 53-40 E. 178.3 feet to an iron pin on the northwestern side of Evergreen Circle; thence along the northwestern side of said Circle N. 36.20 E. 100 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premisses.

This is a portion of property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 882, at page 166.

This is the same property conveyed by deed of Lewis L. Gilstrap dated 3-13-75 recorded 4-1-75 in volume 1016 at page 187.

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 fix-

of the real estate.



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