

SECOND
~~XXX~~ Mortgage on Real Estate

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.
FILED
FEB 23 1979
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Plat Book 1266, Dwelling
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Martha M. Clement

(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

Seven thousand, three hundred, eighty-two and 40/100----- DOLLARS

(\$7,382.40), 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 Five (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 certain piece, parcel or lot of land with the buildings and improvements thereon situate on the South side of Linwood Avenue, near the City of Greenville in Greenville Co., S. C. being shown as part of Lot No. 34 or McSwain Gardens, recorded in Plat Book GG, page 75, and having according to survey made by J. C. Hill, dated November 9, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Linwood Avenue at the joint front corner of lots 34 and 40 and runs thence along the line of Lot 40 S. 18-03 E. 218 feet to an iron pin; thence through Lot No. 34 N 89-21 W. 110.9 feet to an iron pin in the Line of Lot 33; thence with the line of Lots 33 and 41 N 16-22 W. 218.9 feet to an iron pin on the southern side of Linwood Avenue; thence with the southern side of said avenue, the following courses; S 89-05 E. 40 feet, and S.87-10 E. 65 feet to the beginning corner.

The grantee herein assumes and agrees to pay that mortgage given by Mary D. Zaitz and Henry A. Zaitz to Fidelity Federal Savings and Loan Association of Greenville in the original amount of \$19,200.00 dated July 23, 1962, recorded in the RMC Office for Greenville Co., S. C. August 7, 1962, in Mortgage Book 897, page 553, on which there remains unpaid a principal balance of \$17,843.75.

This is the same property conveyed to us by deed of Thomas P. West, Jr., and Gladys Kelly West dated July 23, 1962, recorded in the RMC Office for Greenville, Co., SC August 7, 1962, in Deed Book 704, page 23.

The is the same property conveyed by deed of Henry A. Zaitz and Mary D. Zaitz, dated 3-28-66, recorded 4-1-66 in volume 795 at page 249.

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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