

DONN... S. TANKERSLEY
R.M.C.
FILED
FEB 23 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

SECOND
Mortgage on Real Estate

MORTGAGE

Box 1268, Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Edgar Sevor Raines, Sr.

(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

Eight thousand, eight hundred, fifty-nine and 00/100----- DOLLARS

(\$ 8,859.00), 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 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 on Jones Avenue, near the corporate limits of the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot 18 as shown on plat of property of W. C. McDaniel made by R. E. Dalton in January, 1924, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book F at page 186, and described as follows:

BEGINNING at a stake on Jones Avenue, joint corner of Lots 17 and 18, and running thence with the line of Lot 17, S. 89-25 E. 178.8 feet to an iron pin, corner of Lot 21; thence with the line of said lot, S. 5-08 W. 70.8 feet to an iron pin, corner of Lot 19; thence with the line of said lot, N. 89-00 W. 174.7 feet to an iron pin on Jones Avenue; thence with Jones Avenue, N. 1-00 E. 70 feet to the beginning corner.

This property being the same property conveyed to grantor by deed recorded in Deed Book 960 at page 479.

The consideration herein is the assumption of the mortgage given by the Grantor of First Federal Savings and Loan Association in the original amount of Fifteen Thousand Four Hundred (15,400.00) Dollars, dated November 16, 1972 and recorded in REM Book 1257, page 404, with a current balance of \$15,052.47.

This property is conveyed subject to all restrictions, zoning ordinances and easements of record or on the ground affecting subject property.

This is the same property conveyed by deed of Glynn T. Raines, dated 4-7-75 and recorded 4-8-75 in volume 1016 at page 493.

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.



0 2 3 3

4328 RV-2