

DONNIE S. FANKERSLL  
R.M.C.  
**FILED**  
Second  
First Mortgage on Real Estate  
MAY 8 1979  
AM  
7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

VOL 1403 PAGE 804

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mr. Don A. Rose and

Mrs. Ann Y. Rose (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

fourteen thousand, six hundred and seventy-eight and 40/100--- DOLLARS (\$ 14,678.40 ), 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 eight 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 lying in the State of South Carolina, County of Greenville, shown as Lot 46 on plat of Northside Gardens, recorded in Plat Book S at page 16 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Gerald P. and Sondra P. Rosenberg by deed recorded May 20, 1971 in Deed Book 915 at page 538.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance the grantees assume and agree to pay the outstanding balance of \$35,079.17 on a First Federal mortgage recorded in Mortgage Book 1308 at page 620.

This is the same property conveyed by deed of Milton M. Byars, Jr. dated October 16, 1978, recorded October 20, 1978 in Volume 1090 at page 328.

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

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