

First Mortgage on Real Estate

100-1067

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.
MAY 16 1979
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AM PM

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CARROLL, JOE W.

(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 Seventeen Thousand, eight hundred, twenty-three and-----36/100 DOLLARS

(\$ 17,823.36), 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 (8) 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 parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, near the City of Greer, on the west side of Pelham Road, being shown and designated as containing 14.6 acres on a plat of property prepared for the Leon Smith Estate by Carolina Surveying Company, dated June 1971, recorded in Plat Book 4-K at page 183.A, and having, according to said plat, the following metes and bounds:

BEGINNING in center of said road at corner of W. T. Smith property (iron pin set off 17 feet on west side of road), and running thence with W. T. Smith N.67-19 W. 856.6 feet to an iron pin at Rogers line; thence with Rogers and Jones N. 5-50 E 783.4 feet to an axle ;thence S. 63-28 E. 932.7 feet along Cox and Clark to center of said road (iron pin set off 20 feet on west bank of road); thence with center of said road S. 10-07 W 703.5 feet to the beginning corner.

The above described property is conveyed subject to rights of way and easements, if any, of record.

This being the same property conveyed to Grantors by deed of W. Troy Smith, etal, dated Mar. 6, 1972, and recorded April 6, 1972, in Deed Book 940 at page 337, R. M. C. Office for Greenville County.

This is the same property conveyed by deed of Don Franklin Wilson and Helen Sharon Wilson, by deed dated April 4, 1978 and recorded April 14, 1978 and recorded in the R. M. C. Office for Greenville County in Volume 1077 at page 115.

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



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