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DONNIE S. YANKERSLEY
R.M.C.
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MORTGAGE

VOL 1470 PAGE 74

Second
Mortgage on Real Estate
Box 1268, Greenville

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Bruce S. Dickey and Effie B. Dickey

(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 Eleven thousand four hundred seventy-nine and 68/100-----DOLLARS

(\$ 11,479.68), 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 certain piece, parcel or lot of land, located, lying and being on the northeastern side of Rock Creek Drive in the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 10 on plat entitled "Property of Frederick W. and Lucille Wenck", prepared by R. B. Bruce, dated January 10, 1966, recorded in the Greenville County RMC Office in Plat Book LLL at page 147, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern side of Rock Creek Drive at the joint front corner of Lots 10 and 11 and running thence with the common line of said lots N. 35-03 E., 370 feet to a point on the southern bank of Reedy River; thence with the southern bank of Reedy River as the line S. 33-18 E. 110.6 feet to a point; thence with the common line of lots 9 and 10, S. 35-06 W., 322 feet to a point on the northeastern side of Rock Creek Drive, thence along the northeastern side of Rock Creek Drive N. 59-04 W. 100 feet to the point and place of beginning.

This is the same property conveyed to the Grantors herein by deed of Robert M. Ballinger and Martha B. Ballinger recorded in the Greenville County RMC Office on July 22, 1976 in deed book 1040 at page 27.

This conveyance is made subject to all easements, conditions, covenants restrictions and rights of way which are a matter of recorded and/or actually existing on the ground affecting the above described property for a 36- inch truck sewer line.

As part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Fidelity Federal Savings and Loan Association, dated July 22, 1976 recorded in the RMC Office for Greenville County in REM Book 1373, page 413, which has a present balance due of \$40,255.47.

This is the same property conveyed by deed of Mark A. Little to Bruce S. Dickey and Effie B. Dickey, dated November 20, 1978, recorded November 21, 1978, volume 1092 page 409.

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 eq

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