

DONNIE S. TANKERSLEY
R.M.C.
FILED
MORTGAGE
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

First Mortgage on Real Estate

P.O. Box 1268
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Edward I. Layton and

Lois J. Layton

(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 Twenty Five Thousand Six Hundred Eighty Seven and 68/100 DOLLARS

(\$ 25,687.68), 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 (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, and known and designated as lot No. 155, Section III of a subdivision known as Lake Forest, plat of which is recorded in the R. M. C. Office for Greenville County in the Plat Book GG at page 77 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rockmont Road at the joint front corner of Lots Nos. 154 and 155 and running thence N. 36-41 E., 321.1 feet to a branch; running thence with the branch as the line and with the high water mark of Lake Fairfield as the line, the traverse line being N. 70-60 W., 100 feet to a point in the dam of Lake Fairfield and continuing with the traverse line N. 69-27 W., 175.7 feet to a point at which the common line of Lots Nos. 155 and 156 join at the high water mark of Lake Fairfield; thence along common line of Lots 155 and 156, S. 24-23 W., 248.1 feet to an iron pin on the northern side of Rockmont Road, joint front corner of Lots 155 and 156; thence along northern side of Rockmont Road, S. 56-05 E., 115.4 feet to a point; thence along the northern side of Rockmont Road, S. 49-26 E. 96.6 feet to the point of beginning.

This is the identical property conveyed to the grantors herein by deed of H.P. Gravely dated October 29, 1975 and recorded in the R. M. C. Office for Greenville County in Deed Book 1026 at page 501.

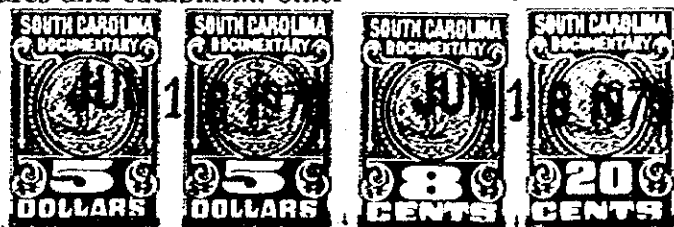
This conveyance is subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above described property.

As a part of the consideration, the grantees herein assume and agree to pay the balance due on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association dated October 29, 1975 and recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1352 at Page 338 on October 29, 1975, said mortgage having a present principal balance of \$48,894.14.

This is the same property conveyed by deed of Eugene E. Hawkins Jr., and Judith Del Hawkins, dated and recorded 9-20-78, in volume 1088 page 263, RMC Office for Greenville Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or County 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.

GCTO -----2 UN1979 1456

3.0001



0730

4328 RV-2