

First Mortgage on Real Estate

DONNIE'S TANKERSLEY
R.M.C.
FILED
JUL 10 1979
AM MORTGAGE
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Eugene N. Lockaby, Jr. and
Donnie E. Lockaby

(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 Eighteen thousand three hundred forty seven and 52/100-----DOLLARS

(\$ 18,347.52), 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, containing 3 Acres, more or less, bounded on the east by Smith Hines Road, on the north and west by property of grantors, and on the south by property of Gillespie and Savage, being shown on a plat entitled "Survey for Paul E. King" by Campbell and Clarkson, Surveyors dated August 12, 1977, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at a nail and cap in Smith Hines Road, approximately 1138 feet from Miller Road, at the joint corner with property of Savage and running thence with line of Savage property, N. 74-22 W., 599.2 feet to an iron pin; thence with the line of Gillespie property, N. 86-54 W., 102 feet to an iron pin; thence N. 6-5 1/4 E., 300.88 feet to an iron pin; thence S. 69-00 E., 539 feet to a nail and cap in the center of Smith Hines Road; thence with the approximate center of Smith Hines Road, S. 13-38 W., 225 feet to a nail and cap, the point of beginning, containing 3 acres, more or less.

This property is subject to rights of way and easements of record, if any.

This is a portion of the property conveyed to the grantors by deed of Paul E. King recorded April 2, 1974 in the RMC Office for Greenville County in Deed Book 996 at Page 421.

This is the same property conveyed by deed of E. Edward Watson and Sandra K. Watson, dated 8-19-77 recorded 8-22-77 in volume 1063 at page 166.

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 fixed thereto in any manner; it is the intent and desire of the parties hereto that all such fixtures and equipment be and shall be part of the real estate.

2.36



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