

SECOND
First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.
FILED
MORTGAGE
AUG 20 1979
AV 7 8 9 10 11 12 1 2 3 4 5 6 PM

1477-036

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lother Frodl and Rebecca H. Frodl

(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 two thousand four hundred seventy four and 56/100-----DOLLARS

(\$ 22,474.56), 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, situate, lying and being on the northern side of McAlister Circle and being known and designated as Lots No. 15 and 23 on a final plat of Echo Hills recorded in the RMC Office for Greenville County in Plat Book FFF at page 163, and having, according to said plat, the metes and bounds as shown thereon.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 872 at Page 156.

This conveyance is made subject to such easements, rights-of-way and restrictions as appear on record or on the premises. THIS IS THE SAME PROPERTY CONVEYED by deed of Ronald W. Johnston & Doris M. Johnston, dated 10-1-71, recorded 10-4-71, volume 926 page 510 In Addition:

situate, lying and being on McAlister Circle and being a portion of Lots 16 and 22 of ECHO HILLS Subdivision, plat of which is recorded in the RMC Office for Greenville County Plat Book "FFF" at Page 163, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of McAlister Circle at the joint front corner of Lots 15 and 16 and running thence with the common line of said lots S.69-05 E. 150 feet to the joint common corner of Lots 15, 16 and 23; thence with the common line of said Lots N. 7-58 E. 42 feet to an iron pin; thence S.75-12 W. 155.2 feet to a point on the eastern side of McAlister Circle; thence with said Circle N.12-06 W. 60 feet to a point; thence in a line through Lot 22, S.83-20 E. 163.7 feet to a point; thence in a new line through Lot 16, S.74-08 E. 160 feet to an iron pin on the northwestern side of McAlister Circle; thence with said Circle S. 20-55 W. 55 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record. *(See Below)

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 usual household furniture, be considered a part of the real estate.

*This is a portion of that same property as that conveyed to the Grantors herein by deed recorded in the RMC office for Greenville County in Deed Book 851 at page 521. THIS IS THE SAME PROPERTY CONVEYED BY DEED OF Troz McAlister and Alice Mae K. McAlister, dated 9-7-73 recorded 9-10-73 in volume 985, page 512.

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