

FIDELITY FEDERAL S&L ASSOC.
1218
GREENVILLE, S.C. 29602



BOOK 1490 PAGE 352

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ruth Verdin Duncan (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

Five thousand, thirty-three and 76/100----- DOLLARS
(\$ 5,033.76), 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 FOUR (4) 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 piece, parcel or lot of land in Austin Township, Greenville County State of South Carolina, and more fully described as follows:

Beginning at a stake in the road leading from the Greenville and Laurens Road to Behtel Church on corner of land of B. E. Greer, and running thence along this line, N. 43 W. 433.6 feet to a stake; thence N. 28 E. 1050 feet to a stake; thence S. 22-30 E. 300 feet to a stake; thence S. 23-15 E. 789.5 feet to a stake in the said Road; thence along the center of the road, S. 76-30 W. 224 feet to a bend; thence S. 69 W. 250 feet to a bend; thence S. 60-40 W. 200 feet to the beginning corner, and containing 12.88 acres, more or less.

Also, All those two certain lots of land situate in Glenn Grove Park Designated as Lots Nos. 76 and 77 as shown on Plat recorded in the RMC Office for Greenville County in Plat Book F., at pages 233 and 235, reference being had to said Plat and Deed recorded in Deed Book 276 at page 117, RMC Office for Greenville County, for a more particular description.

Also, All that certain parcel or lot of land being known and designated as part of Lot No. 75 on Plat recorded in the RMC Office for Greenville County in Plat Book F. at page 233, said lot being more particularly described by metes and bounds in Deed recorded in Deed Book 387 page 481 RMC Office for Greenville County.

The above described property being the same conveyed to the Grantor by deeds recorded in the RMC Office for Greenville County in Deed Book 237 at page 296, Deed Book 276 at page 117, and Deed Book 387 at page 481.

This is the same property conveyed by deed of Ollie Duncan to Ruth Verdin Duncan, by deed dated 9/15/57, recorded 9/16/67 in volume 556 at page 516.

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 in any manner; it being the intention of the parties hereto that all such fixtures and usual household furniture, be considered a part of the real estate.

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