Mortgagee's Address: P. O. Box 1268, Greenville, S. C. 29602

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Paul Lewis Bailey
and
Mary Ann A. Bailey

(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 --Fourteen Thousand Three Hundred Fifteen and 40/100---------- DOLLARS

($ 14,315.40), 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 five (5) 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, being known and designated as Lot 94 of Section I of Pine Brook Forest as shown on Plat of property of Paul L. Bailey and Mary Ann A. Bailey, said plat prepared by Jones Engineering Service dated September 20, 1977, and being recorded in the R.M.C. Office for Greenville County in Plat Book 6-I, at Page 27. Reference to said plat is hereby craved for the metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of David G. Owen and Gwendolyn P. Owen dated October 3, 1977, and recorded October 4, 1977, in the RMC Office for Greenville County in Deed Book 1066, at Page 138.

It is agreed and understood that this mortgage is second and junior in lien to that certain mortgage given to Collateral Investment Company recorded on 10-4-77 in the RMC Office for Greenville County in Mortgage Book 1411, at Page 897, and re-recorded in Mortgage Book 1415, at Page 812, and in the original amount of $53,900.00.

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.

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