

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Boyce F. Helton and

Nancy Helton

(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 Six thousand, twenty-one and 00/100----- DOLLARS

(\$6,021.00), 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,

All those lots of land in Chick Springs Township, County of Greenville State of South Carolina, being known and designated as Lots No. 10 and 11, of Holtzclaw Estates, as recorded in the RMC Office for Greenville County South Carolina, in Plat Book GG, Page 147. Lot 10 Holtzclaw Road:

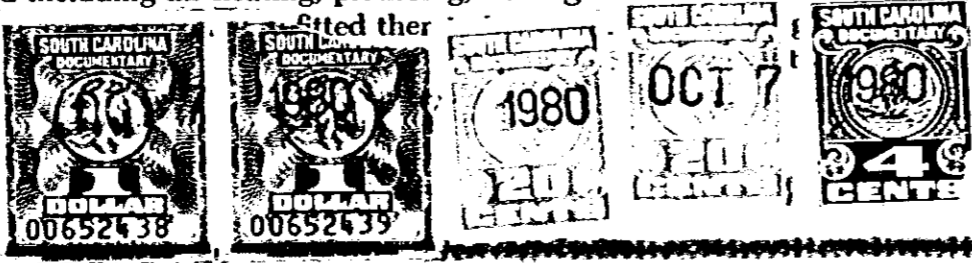
Beginning at an iron pin on the northerly side of Holtzclaw Road at the joint front corner of Lots No. 9 & 10 and running thence with the joint line of said lots, N. 26-24 E. 225 feet to an iron pin; thence N. 63-36 W. 100 feet to an iron pin in the joint rear corner of Lots Nos. 10 and 11; thence with the joint line of said lots, S. 26-24 W. 225 feet to an iron pin in the northerly side of Holtzclaw Road, thence along the northerly side of Holtzclaw Road, S. 63-36 E. 100 feet to the point of beginning.

LOT 11 HOLTZCLAW ROAD: Beginning at an iron pin on the northerly side of Holtzclaw Road at the joint front corner of Lots Nos. 10 and 11 and running thence with the joint line of said lots, N. 26-24 E. 225 feet to an iron pin; thence N. 63-36 W. 100 feet to an iron pin in the joint rear corner of lots Nos. 11 and 12; thence with the joint line of said lots, S. 26-24 W. 225 feet to an iron pin in the northerly side of Holtzclaw Road; thence along the northerly side of Holtzclaw Road, S. 63-36 E. 100 feet to the point of beginning.

All lots to be used ofr residential purposes only except lots No. 1, 2, 3, 4, 47, 48, 49, 50 and 51. No building costing less than \$7,500.00 shall be erected on any lot. No building shall be erected on any lot nearer than 30 feet to the front line, or nearer than 10 feet to the street line. No lots shall be subdivided, no outside toilets permitted and sewage to be disposed of by approved septic tanks. This property deeded me by Marsmen, Inc. Recorded vol. 655 page 315, July 26, 1960. This conveyance is subject to all easements and rights of way of record. THIS IS THE SAME PROEPRTY CONVEYED BY deed of N. W. Fore, dated 4/10/68, recorded 4/15/68 volume 842, page 90 of the RMC Office Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or for in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, Greenville and including all heating, plumbing, and lighting fixtures and equipment or fixtures now or hereafter County, of the parties hereto that all such fix- SC. lered a part of the real estate.

SC10 - 2 OCT 7 80 1200

4.0001 44



0543

4328 RV-2