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First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
JAN 11 9 52 AM '75
DONNIE S. TANKERSLEY
MORTGAGE

HAYNSWORTH, PERRY, BRYANT,
MARION & JOHNSTONE, ATTYS.
44 PAGE 828
JAN 11 1975

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 31 '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

20131
COTHRAN & DARBY BELL, INC.

(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 Fifty Five Thousand One Hundred and No/100----- DOLLARS

(\$55,100.00), 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 one year 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, at the westerly intersection of Stone Ridge Road and Oak Ridge Court, near the City of Greenville, S. C., being known and designated as Lot No. 179 on a plat entitled "Map No. 2, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, at page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Oak Ridge Court, said pin being the joint front corner of Lots No. 179 and 180 and running thence with the northwesterly side of said Court N. 66-26-19 E. 116.20 feet to an iron pin at the westerly intersection of Stone Ridge Road and Oak Ridge Court; thence with said intersection N. 21-32-34 E. 35.42 feet to an iron pin on the southwesterly side of Stone Ridge Road; thence with the southwesterly side of Stone Ridge Road N. 25-25-26 W. 121.47 feet to an iron pin, the joint rear corner of Lots No. 178 and 179; thence S. 61-17-15 W. 150 feet to an iron pin, the joint rear corner of Lots No. 179 and 180; thence with the common line of said lots S. 28-42-45 E. 133.48 feet to an iron pin, the point of beginning.

GREENVILLE CO. S. C.
JAN 31 3 50 PM '77

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