

REGULATION NO. 22
COMPLIED WITH

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 1277 PAGE 845

MAY 19 3 20 PM '73

COMMERCIAL MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Francis C. Fleener and Beatrice B. Fleener,
(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 Thirteen Thousand and No/100-----DOLLARS

(\$ 13,000.00) 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 twenty (20) 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, in Chick Springs Township, lying and being about two (2) miles east of the City of Greenville, near the U.S. Duo-lane Highway No. 29, and north thereof, on the South side of Gaywood Drive (formerly Piney Ridge Drive), being shown as Lot No. 12 on a Plat of Property known as Piney Ridge, made for O.A. Wright by Dalton & Neves, dated February, 1952, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book CC, at Page 11, and having the following courses and distances:

BEGINNING at an iron pin on the Southern side of Gaywood Drive (formerly Piney Ridge Drive), joint corner of Lots Nos. 12 and 13 on said Plat, and running thence with the common line of these lots, S. 47-00 E. 170 feet to an iron pin; thence N. 43-00 E. 80 feet to an iron pin; thence N. 47-00 W. 170 feet to an iron pin on the Southern edge of Gaywood Drive (formerly Piney Ridge Drive); thence therewith S. 43-00 W. 80 feet to the beginning corner.

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.