

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
2:12 PM  
JUL 14 MORTGAGE

DENNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: AUSTIN H. BOCK AND ELNORA G. BOCK

(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 Forty-five Thousand and No/100-----DOLLARS

(\$ 45,000.00 ), 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 thirty 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat thereof prepared by Piedmont Engineering Service, dated October 1, 1958, revised May 26, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at page 96 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern edge of Chick Springs Road at the joint corner of Lots Nos. 2 and 3 and running thence along the line of said joint lots S. 83-01 E. 277.1 feet to a point on the margin of a lake at the joint rear corner of said lots; thence along the margin of said lake, a traverse line being S. 27-05 W. 120.1 feet to a point; thence continuing along the margin of said lake, a traverse line being S. 84-55 E. 120.5 feet to a point; thence leaving the margin of said lake and running S. 6-47 W. 10.0 feet to an iron pin on the Northern edge of Twin Lake Road; thence along the Northern edge of Twin Lake Road as it intersects with Chick Springs Road in a Northwesterly direction to an iron pin on the Eastern edge of Chick Springs Road; thence along the Eastern edge of Chick Springs Road N. 1-59 E. 124.6 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Donald C. Higley and Constance M. Higley, dated July 14, 1976, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



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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