

RECORDED
GREENVILLE CO. S. C.
AUG 30 4 02 PM '77
CONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

300-1770-800

First Mortgage on Real Estate
P. O. Box 1268
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joseph G. Kaenzig, Jr., and Rebecca W.

Kaenzig, (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 SEVEN HUNDRED FIFTY AND NO/100ths ----- DOLLARS

(\$ 55,750.00), 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 _____ 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, which hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,~~

ALL that certain piece, parcel or lot of land with buildings and improvements thereon lying and being on the northwesterly side of White Water Court, near the City of Greenville, South Carolina being the major portion of Lot No. 232 and a small triangular portion of Lot No. 233 on a plat entitled "Map 2, Section One, Sugar Creek" as recorded in the RMC Office in Greenville County, South Carolina in Plat Book 4R at page 85 and being more particularly shown and designated on a plat entitled "Revised Plat Lots 232 & 233, Sugar Creek" as recorded in the RMC Office in Plat Book 5U, at page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of White Water Court, said pin being the joint front corner of Lots 232 and 233 and running thence along the common line of said lots N. 46-14 W. 146.14 feet to an iron pin, joint rear corner of Lots No. 232 and 233; thence N. 53-36-17 E. 11 feet to an iron pin; thence N. 28-36-20 E. 66.02 feet to an iron pin, joint rear corner of Lots 232, 234 and Tract B; thence along the common line of Lot 232 and Tract B, S. 72-30-42 E. 141.01 feet to an iron pin on the northerly side of White Water Court; thence along the northerly side of White Water Court on a curve, the chord of which is S. 24-56-23 W. 51.53 feet to an iron pin; thence along the northerly side of White Water Court on a curve, the chord of which is S. 16-34-56 W. 38.53 feet to an iron pin; thence along the northerly side of White Water Court on a curve, the chord of which is S. 42-51-03 W. 53.96 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Cothran and Draby Builders, Inc., dated August 30, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1042 at page 76. 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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