Second
Mortgage on Real Estate

FILED
APR 20 1977
MORTGAGE
R. M. C.

BOOK 1395 PAGE 112

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William F. Borders and

Carolyn H. Borders (hereinafter referred to as Mortgagor) SEND(S) GREETING:

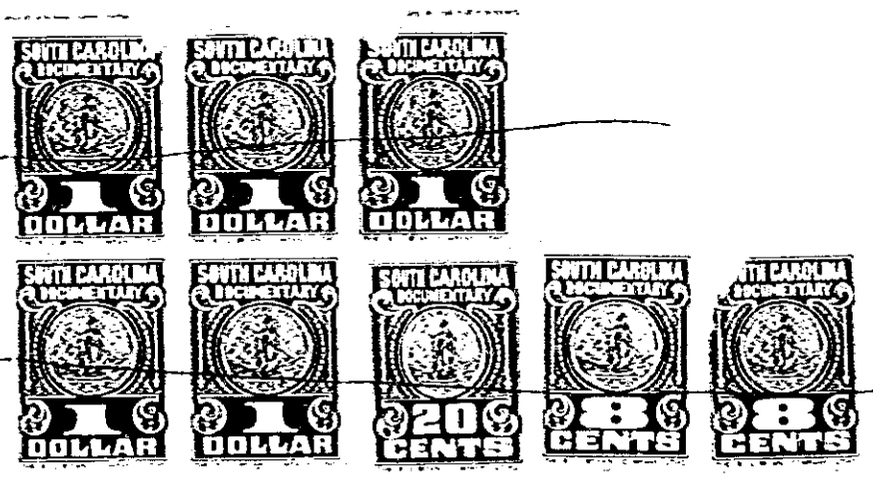
WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirteen thousand three hundred sixty-eight and 00/100 ---------- DOLLARS ($ 13,368.00), as evidenced by the Mortgagor's note of 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 8 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, being shown as Lot No. 36 on plat of Section A of Gower Estates, made by Dalton & Neves, Engineers, January 1960, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Pages 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Carolina Avenue, at joint front corner of Lots 35 and 36, and runs thence with the line of Lot 35, S 43-34 W, 153.8 feet to an iron pin; thence N 53-20 W, 135 feet to an iron pin; thence with the line of Lot 37, N 60-51 E, 169.4 feet to an iron pin on the southwest side of Carolina Avenue; thence with the curve of Carolina Avenue (the chord being S 47-57 E, 66 feet) to an iron pin; thence still along Carolina Avenue, S 65-21 E, 18.9 feet to the beginning corner.



This being the same property conveyed to the grantor herein by deed of Donald E. Baltz, dated July 16, 1962, recorded in the RMC Office for Greenville County, South Carolina on July 16, 1962 in Deed Book 702, Page 287.

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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