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First Mortgage on Real Estate

MORTGAGE

BOOK 1398 PAGE 374

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY F. AND BARBARA C. ADKINS

(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 Eighteen Thousand DOLLARS

(\$ 18,000.00), 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 15 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 conveyed to

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:

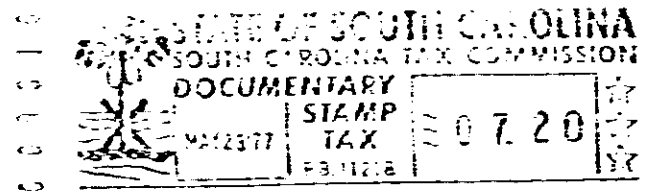
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, located about four (4) miles north of the City of Greer and on Lake Cunningham, being shown on a plat made for A. E. and Doris H. Dean by John A. Simmons, Reg. Surveyor, dated May 15, 1964, and having the following courses and distances, to-wit:

BEGINNING on a stake in a country road, the southeastern corner of the lot herein conveyed (iron pin on bank of road at 19 feet from true corner) and runs thence S 58-24 W 134 feet to an iron pin on the water right line of the City of Greer; thence with that line, N 37-08 W 186.5 feet to an iron pin and N 28-28 W 77.2 feet to an iron pin; thence N 64-18 E 150.8 feet to a stake in country road; thence along said road, S 31-04 E 247 feet to the point of beginning, containing .85 acres, more or less.

THIS is the same property conveyed to the mortgagor herein by Arnold E. Mullinax on May 20, 1977 by a deed recorded in Deed Book 657, at page 36, in the R. M. C. Office for Greenville County, State of South Carolina.

THIS conveyance is made subject to any and all existing reservations, easements, right-of-ways, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



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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