

GREENVILLE CO. S. C.

OCT 12 3 43 PM '77

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

BOOK 1412 PAGE 701

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. FOLTZ AND SARA JANE C. FOLTZ,

(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 **Thirty One Thousand Five Hundred and 00/100** - - - - - DOLLARS

(\$ **31,500.00**), 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** 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:

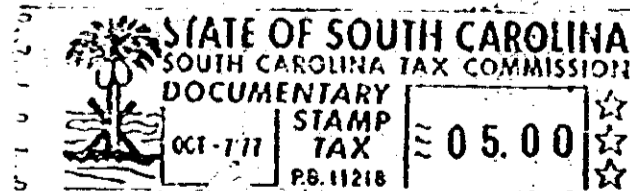
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, at the northwesterly corner of the intersection of Cleveland Street and Southland Avenue, and being known and designated as Lot No. 1 on a revised plat of the property of J. Alvin Gilreath and M. G. Proffitt, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book II at Page 79, and having according to said plat, the following metes and bounds, to-wit:

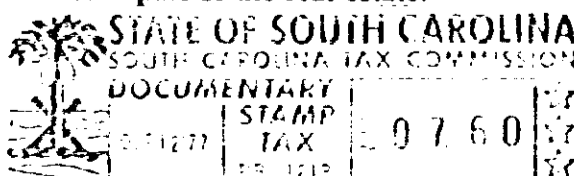
BEGINNING at an iron pin on the northeasterly side of Cleveland Street at the joint front corner of Lots Nos. 1 and 2, and running thence along the northeasterly side of Cleveland Street S. 60-29 E. 94.5 feet to the northwesterly corner of the intersection of Cleveland Street and Southland Avenue; thence around said intersection on a curve, the chord of which is N. 61-47 E. 19.35 feet to an iron pin on the westerly side of Southland Avenue; thence along the westerly side of Southland Avenue the following courses and distances: N. 4-33 E. 62 feet to an iron pin; N. 3-43 W. 67 feet to an iron pin; N. 19-49 W. 57 feet to an iron pin and N. 23-51 W. 65.5 feet to an iron pin, joint corner with property belonging to E. D. Sloan; thence along the joint line with the Sloan property, S. 63-45 W. 80 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; thence along the joint line of said Lots S. 5-51 E. 170.3 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Elizabeth N. Jones, recorded October 12, 1977 in the R.M.C. Office for Greenville County, S. C.

Fidelity Federal Savings & Loan Association
101 East Washington Street
Greenville, S. C. 29601



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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