

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS P. LANE, JR. AND DIANNE LANE

(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 SEVEN THOUSAND, TWO HUNDRED FIFTY AND NO/100 ----- DOLLARS

(\$ 47,250.00), 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 29 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, in Butler Township, containing 3.91 acres, more or less, excluding the right of way of the roadway on the western side of Batesville Road near the intersection of Woodruff Road (S. C. Highway No. 145), having according to a more recent plat of the property of T. P. Lane, Jr. made by James L. Strickland, RLS, dated October 1977 the following metes and bounds, to-wit:

BEGINNING at a point in the center line of the Batesville Road at the corner of property now or formerly owned by Charles L. Kendrick (said beginning point being located 1600 feet, more or less, from the intersection of Batesville Road with the Woodruff Road) and running thence along the Kendrick line, S. 77-16 W., 397.25 feet to an iron pin; thence along the line of property now or formerly owned by Hermine M. Miller, N. 23-45 W., 328.1 feet to a point at a stone and iron pin; thence along the line of Dessie C. Rucker, N. 34-07 E., 100 feet to a new point; thence a new line, N. 77-16 E., 418.3 feet to a nail and cap in the center line of Batesville Road; thence with the center line of the Batesville Road, the following courses and distances: S. 4-25 E., 157.7 feet to a point, S. 6-21 E., 100 feet to a point, S. 15-24 W., 100 feet to a point, and S. 9-18 E., 35.3 feet to the point of BEGINNING.

The above property is a portion of the same conveyed to Thomas P. Lane, Jr. and Dianne Lane by deed of R. C. Kendrick, Jr., as Executor recorded September 22, 1977 in Deed Book 1065 at page 264.

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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