101 E. Washington St. P.O. Box 1268 Greenville, S. C.

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GREENVILLE CO. S.C
MAY 21 12 49 PM '78
DONNIE S. TANKERSLEY
R.M.C

BOOK 1438 PAGE 886

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONALD C. ZWANZIG AND

JACQUI C. ZWANZIG (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 SEVENTY-NINE THOUSAND SIX HUNDRED AND NO/100----------DOLLARS

($ 79,600.00), 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 THIRTY(30) 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,

ALL that certain piece, parcel and lot of land, and the improvements thereon, situate lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 96 on a Plat of Holly Tree Plantation, Phase II, Section III, prepared by Piedmont Engineers, August 17, 1977, same being recorded in Plat Book 6-H, Page 10, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Red Oak Court at the joint front corner of Lots Nos. 96 and 97 and running thence S. 35-58 W. 208.70 feet to an iron pin; thence running N. 39-22 W. 140.00 feet to an iron pin; thence running N. 45-39 E. 189.50 feet to an iron pin; thence running along said Red Oak Court S. 40-30 E. 40 feet to an iron pin; thence continuing S. 48-00 E. 50 feet to an iron pin; thence continuing S. 58-06 E. 15 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1083, Page 587 - Franklin Enterprises, Inc.
5/21/78

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.

(CONTINUED ON NEXT PAGE)

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