

FILED
GREENVILLE CO. S. C.
SEP 15 2 38 PM '80
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: George Anthony Koelsch and Kay Ann Koelsch

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

RECORDED
IN
BOOK
1515
PAGE
950

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 Eight Thousand, Two Hundred and seventy-nine Dollars and 40/100----- DOLLARS (\$ 8,279.40), 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 5 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 Chick Springs Township, just outside the City of Greer, on the West side of Sunset Drive (now called Sherwood Avenue), being known and designated as Lot No. Nineteen(19) as shown on plat of the property of E. A. Burch and W. R. Frier prepared by J. Q. Bruce, R.L.S., dated January 12, 1950, and being more particularly described according to said plat as follows: Beginning at an iron pin on the West side of Sunset Drive, joint front corner of Lots Nos. 18 and 19 as shown on said plat, and running thence with the joint line of said lots N. 63-29 W. 124 feet to an iron pin on line of property owned now or formerly by Pink Howard, joint rear corner of said lots; thence with the line of said Howard property S. 29-32 W. 187 feet to an iron pin, joint rear corner of Lots Nos. 19 and 20 as shown on said plat; thence with the joint line of said last two mentioned lots N. 79-38 E. 219 feet to an iron pin on the West side of Sunset Drive, joint front corner of said last two mentioned lots; thence with the West side of Sunset Drive N. 10-22 W. 70 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to Mellvill Morgan Norton, III, and Clara Jo D. Norton by Roy M. Dobson by deed recorded in the R.M.C. Office for said County on December 15, 1977, in Deed Book 1070 at page 215. The said Clara Jo D. Norton conveyed her undivided one-half (1/2) interest in and to said lot to Mellvill Morgan Norton, III, by deed recorded in said Office on December 13, 1978, in Deed Book 1093 at page 658. This is the same property conveyed to the Mortgagors herein by Mellvill Morgan Norton, III, by deed to be recorded forthwith in said Office.

This is a Second Mortgage over the above described property. Woodruff Federal Savings and Loan Association has a First Mortgage over the above described property in the original amount of \$38,400.00 given to it by Mellvill Morgan Norton, III, and Clara Jo D. Norton, which First Mortgage is recorded in said Office in Real Estate Mortgage Book 1418 at page 702.

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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