

DEC 1 1 26 PM 1967

BOOK 1078 PAGE 127

First Mortgage on Real Estate

MORTGAGE

R. M. S.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS-MAY CONCERN: H. C. BOND, JR.

(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 SIXTEEN THOUSAND - - - - - DOLLARS (\$ 16,000.00), with interest thereon at the rate of six & one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 20 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, being all of lot No. 9, and a portion of lot No. 8 of Staunton Court shown on plat thereof prepared by Piedmont Engineers and Architects dated June 1966 revised April 1967 recorded in the RMC Office for Greenville County in plat book PPP at page 143, and having the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southwest side of Staunton Court, in the front line of Lot No. 8, which pin is 25 feet N. 31-48 W. from the joint front corner of Lots 8 & 9; thence with a new line through lot No. 8, S. 58-12 W. 115 feet to an iron pin; thence turning S. 32-04 E. 297.97 feet to an iron pin; thence turning N. 23-45 E. 174.5 feet to an iron pin on the southeast side of the turnaround of Staunton Court; thence with the curve of said turnaround, the chord of which is S. 54-15 W. 57.7 feet to a point; thence N. 58-46 W. 50 feet to a point; thence N. 3-36 E. 50 feet to a point; thence N. 30 E. 35 feet to a point; thence continuing with the southwest side of Staunton Court N. 31-48 W. 90 feet to the beginning corner.

The above described lot includes all of lot No. 9, and 25 feet of the southeastern portion of lot No. 8 of Staunton Court subdivision.

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.