

First Mortgage on Real Estate

MORTGAGE

JUN 18 11 51 AM 1968

OLLIE FARRINGTON
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Roland Wingate Penick and
Joanne M. Penick**

(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 Thousand and no/100**----- DOLLARS (\$ 30,000.00), with interest thereon at the rate of **6-3/4** 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 **25** 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 shown as Tract No. 3 of Montverde, and according to plat prepared by C. O. Riddle, Engineer, July, 1956, recorded in Plat Book KK, at Page 102, having the following metes and bounds, to-wit:**

BEGINNING at an iron pin on Montverde Drive, at joint front corner of Tracts Nos. 2 and 3, and running thence S. 79-18 W., 174.8 feet to an iron pin; thence S. 79-39 W., 144.2 feet to an iron pin; thence N. 87-31 W., 65.6 feet to an iron pin; thence N. 2-30 E., 205 feet to the joint rear corner of Tracts Nos. 3 and 4; thence with the line of said tracts, N. 82-18 E., 318 feet to an iron pin on Montverde Drive; thence with Montverde Drive, S. 18-07 E., 41.7 feet; S. 14-32 E., 129.3 feet; S. 19-49 E., 29 feet to the point of beginning, and containing 1.65 acres.

ALSO: An easement in and to a strip running from Fairview Road to the Southern boundary of the above described property, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Fairview Road at corner of property now owned by W. D. Miller, and running thence with the line of said property, N. 3-04 E., 195.6 feet to an iron pin in line of Tract No. 3; thence with said Tract, N. 79-18 E., 20.6 feet; thence approximately S. 3-04 W., 207.7 feet to a point on Fairview Road; thence N. 67-03 W., 21.2 feet to the point of beginning.

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.

ACCEPTED AND ORIGINATED BY BOARD
DAY OF _____ 1968
[Signature]
R.M.C.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____