

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Community Properties, Inc.

(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 One Thousand, Two Hundred and No/100----- DOLLARS

(\$ 31, 200. 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 the Town of Simpsonville, on the eastern side of Tollgate Road, being shown and designated as Lot No. 2 on plat entitled "The Cedars", dated November 21, 1974, and recorded November 22, 1974, in Greenville County Plat Book 4-X at Page 93, and being further described according to said plat by the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Tollgate Road, at the joint front corner with Lot No. 3 and running thence with the joint line of said lots, N. 65-54 E. 159 feet to a point at the joint rear corner with Lot No. 3 and on the joint line with property now or formerly designated "Poinsettia Subdivision"; thence with said "Poinsettia Subdivision" line, N. 15-09 W. 86 feet to a point at the joint rear corner with Lot No. 1; thence with the joint line with Lot No. 1, S. 66-20 W. 185.1 feet to a point on the eastern edge of Tollgate Road; thence with the eastern edge of Tollgate Road, S. 34-01 E. 37 feet to a point; thence continuing with the eastern edge of Tollgate Road, S. 31-34 E. 50.1 feet to the point of beginning.

This being a portion of that property conveyed to the mortgagor here in by deed of Southern Developers, Inc., a South Carolina corporation.



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.

9797

4323 RV-2