

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James E. Vandiver, Sr. and
Lillian F. Vandiver

(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 -----
Fifty Thousand and 00/100 -----DOLLARS

(\$ 50,000.00----), 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 eight (8) 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, located eight miles north of Greer and four miles south of Gowansville on the northwestern side of Hwy 14 containing 22 acres, more or less, and being a portion of the property shown on a survey for Harold Smith dated January 28, 1972, by W. N. Willis Engineering recorded in Plat Book SSS, Pages 510-512 in the R.M.C. Office for Greenville County and being more fully described as follows:

BEGINNING at an iron pin at the intersection of S. C. Hwy 14 and a 50 foot road and running thence with said 50 foot road N. 61-00 W. 830 feet to an iron pin; thence N. 35-00 E. 1036 feet to an iron pin; thence S. 56-40 E. 835 feet to an old iron pin; thence S. 4-00 W. 396 feet to a nail and cap on the right-of-way of Hwy 14; thence along and with said Hwy S. 51-15 W. 200 feet to a point; thence S. 53-30 W. 200 feet to a point; thence S. 55-20 W. 200 feet to an iron pin; thence S. 55-20 W. 68.7 feet to the BEGINNING point.

ALSO: All that piece, parcel or lot of land containing 4.5 acres, more or less, adjoining the lands described hereinabove and also being a portion of the property depicted in the plat of survey recorded in Plat Book SSS, Pages 510-512 in the R.M.C. Office for Greenville County, being more fully described as follows:

BEGINNING at an iron pin on the northeastern side of an unnamed 50 foot road said pin located 830 feet from the intersection of S. C. Hwy 14 and said 50 foot road which point is also the joint front corner of this property and the property described hereinabove, and running thence along said 50 foot road N. 61-00 W. 195 feet to an iron pin at the joint front corner of property now or formerly of Garbarino; thence N. 35-00 E. 1066 feet to an iron pin; thence S. 56-40 E. 195.5 feet to an iron pin at the joint rear corner of property described hereinabove; thence with the line of said property S. 35-00 W. 1036 feet to the BEGINNING point.

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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