First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOROTHY M. SANFORD-----

--- (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 Twenty-Three Thousand & No/100------DOLLARS

(\$ 23,000.00), 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 twenty-five 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, on the northwestern side of Kenilworth Drive being shown and designated as Lot No. 11 of Section 4 on Plat of Wellington Green, prepared by Piedmont Engineers and Architects, dated October 2, 1968, recorded in Plat Book WWW at Page 36 and being described, according to said Plat, to-wit:

BEGINNING at an iron pin on the northwestern side of Kenilworth Drive at the joint front corner of Lots 11 and 12 and running thence with the common line of said lots N. 48-16 W. 117.25 feet to a point on a creek; thence along said creek N. 58-25 E. 110 feet; thence continuing along said creek N. 36-13 E. 55 feet to a point at the joint rear corner of Lots 10 and 11; thence along the common line of said lots S. 45-07 E. 95.25 feet to an iron pin at the joint front corner of said lots on the northwestern side of Kenilworth Drive; thence along said drive S. 44-55 W. 100 feet to an iron pin; thence S. 41-20 W. 55 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to all easements, restrictions and right-of-ways affecting said property.

Deed of Franklin C. Skala to Mortgagor recorded August 4, 1976, in Deed Book 1040 at page 722.













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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