

FILED
GREENVILLE CO. S. C.

BOOK 1375 PAGE 320

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CONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, PRESTON S. MARCHANT

(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 One Hundred, Fifteen Thousand and no/100 ----- DOLLARS

(\$ 115,000.00), 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 six 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. s s s

All ^{those} 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 Southeast side of S. C. Highway No. 291 and the Northwest side of Crosby Circle and being shown as a portion of Lots 23, 24, 25, 26, 27, 28 and 29 and all of Lot 44 as shown on plat entitled "Paramount Park", prepared by Piedmont Engineering Service in July, 1949, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book W at Page 47 and having the following metes and bounds:

(1) Portion of Lots 23, 24, 25, 26, 27, 28 & 29:

BEGINNING at a point of the Southeast side of S. C. Highway No. 291, joint front corner of property now or formerly of Leslie; thence with the Southeast side of said right-of-way N. 46-41 E. 425 feet to an iron pin; thence through Lot 29, S. 43-15 E. 126.2 feet to an iron pin; thence with the rear lines of Lots 40, 41, 42, 43, 44, 45, 46, S. 46-45 W. 425 feet to an iron pin; thence with the line of property now or formerly of Leslie through Lot 23, N. 43-15 W. 125 feet to point of beginning.

(2) As to Lot No. 44:

BEGINNING at an iron pin on the Northwest side of Crosby Circle, joint front corner of Lots 43 and 44; thence N. 43-15 W. 150 feet to an iron pin; thence S. 46-45 W. 70 feet to an iron pin; thence with the line of Lot 45 S. 43-45 E. 150 feet to an iron pin on the line of Crosby Circle; thence with the line of said street, N. 46-45 E. 70 feet to point of beginning.

Being the identical properties conveyed to the mortgagor by deed recorded in said RMC Office in Deed Book 912 at Page 235 and part of the property conveyed to the mortgagor by deed recorded in Deed Book 912 at Page 229, the first such deed being dated April 5, 1971 and the latter deed being likewise dated April 5, 1971.

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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