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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Ligon Duncan and Shirley L. Duncan

(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

Fourteen thousand four hundred seventy-six dollars and 80/100 DOLLARS

(\$ 14,476.80), 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 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 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, on the westerly side of McDaniel Avenue, in the City of Greenville, S. C., being designated as Lot No. 30 of the W. C. McDaniel property as shown on plat recorded in Plat Book F, Page 186, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of McDaniel Avenue, the joint front corner of Lot 30 and property formerly of Donaldson and running thence along the westerly side of McDaniel Avenue S. 9-35 W 100.5 feet to an iron pin, the joint front corner of Lots 29 and 30; thence along the common line of said Lots N. 89-0 W. 225.4 feet to an iron pin; thence N. 5-08 E 209.66 feet to an iron pin in the line of property now or formerly of Donaldson; thence along the Donaldson line S. 63-02 E 251 feet to an iron pin, the point of beginning.

ALSO, all that certain piece, parcel or triangular portion of land, with the buildings and improvements thereon located on the westerly side of McDaniel Avenue, in the City of Greenville, S. C., and being a small portion of Lot no. 10 of the Estate of T. Q. Donaldson recorded in Plat Book I, Page 26, and more particularly set forth in Plat Book X, Page 198, and having according to the last aforementioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of McDaniel Avenue at the corner of other property of the mortgagor and running thence along the mortgagor's line N 63-19 W. 79 feet to an iron pin in the line of Lot 10; thence on a new line through Lot 10 S. 81-00 E. 75.2 feet to an iron pin on the westerly side of McDaniel Avenue; thence along the westerly side of said Avenue S 9-0 W 24 feet to an iron pin, the point of beginning.

This property conveyed from Hazael G. Taylor on June 20, 1975 and recorded in Book 1345, Page 320.

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 fix-



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