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FILED GREENVILLE CO. S. C.

1988 PAGE 175

24 31 2 03 PM '77 MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

John B. and Dorothy F. Sutton (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-nine Thousand Nine Hundred and no/100 \_\_\_\_\_ DOLLARS

(\$ 39,900.00 ), 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 thirty 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

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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 City of Mauldin, being known and designated as Lot No. 41 on plat of Forrester Woods, Section 7, recorded in the R.M.C. office for Greenville County, South Carolina, in Plat Book 5-P at Pages 21 and 22, and having according to said plat the following meets and bounds:

BEGINNING at an iron pin on the Southwestern side of Piney Grove Road, joint front corner of Lots Nos. 40 and 41 and running thence with the line of said lots, South 78-20 East 152.5 feet to an iron pin, joint rear corner of said lots; thence with the rear line of Lot 41, South 23-45 West 115 feet to an iron pin, joint rear corner of said Lots Nos. 41 and 42; running thence with the joint line of said lots, North 78-39 West 129.3 feet to an iron pin on the southeastern side of Piney Grove Road; thence along the southeastern side of said road, North 12-06 East 115 feet to an iron pin, point and place of beginning.

This is the identical tract of land conveyed this date to Mortgagor herein named by deed from Foothills Delta, Inc., and being recorded in the office of the R.M.C. for Greenville County, South Carolina in Deed Book 1050, at Page 313.

This mortgage is made subject to any easements or rights of way which may appear of record and/or on the premises.

This mortgage is made subject to restrictions regarding Membership Agreement for Forrester Woods Recreational Center, Inc., which has been recorded in Volume 1034 at Page 838, and dated April 8, 1976, and any additional restrictions which may appear of record. Said restrictions being recorded in the R.M.C. office for Greenville County.



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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Vertical stamp at the bottom right: 4328 RV-2