

FEB 18 3 36 PM '77

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth A. Sargent & Linda O. Sargent
(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 no/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 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

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,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 73 on plat of Stratford Forest, recorded in Plat Book KK at page 89 and having according to said plat, the following courses and distances:

BEGINNING at an iron pin on Kensington Road at joint front corners of Lots 72 and 73 and running thence N. 36-15 W. 295.0 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 73, N. 68-22 E. 275.5 feet to an iron pin, joint rear corners of Lots 73 and an unnumbered lot; thence with joint line of said lots, S. 9-19 E. 210.5 feet to an iron pin on Kensington Road; thence with said Road, S. 40-36 W. 165 feet to the point of beginning.

Being the same property conveyed by The Peoples National Bank as agent to the mortgagors herein by deed recorded February 18, 1977.

ALSO:

All that piece, parcel or lot of land situate, lying and being on the Northwestern side of Kensington Road in the County of Greenville, State of South Carolina, being known and designated as a triangular lot adjacent to Lot No. 73, Stratford Forest, as shown on a plat thereof prepared by Piedmont Engineering Service, dated February 5, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 89 and having, according to a plat prepared by Piedmont Engineers, Architects and Planners, dated February 18, 1977, entitled "Survey for Kenneth A. Sargent & Linda O. Sargent", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-A at page 45, the following metes and bounds:

BEGINNING at an iron pin at the joint corner of the premises herein described and Lot No. 73 and running thence with the line of Lot No. 73 N. 9-19 W. 210.5 feet to an iron pin; thence S. 29-53 E. 184.73 feet to an iron pin on the Northwestern side of Kensington Road; thence with the Northwestern side of Kensington Road S. 50-38 W. 75 feet to the point of *

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.

*beginning.

For derivation, see above.

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