First Mortgage on Real Estate

FILED
MAR 24 1977
MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1392 PAGE 429

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Vardry D. Ramseur and Dorothy H. Ramseur

(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 Fifteen Thousand Sixhundred dollars and no/100 DOLLARS ($ 15,600.00), 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 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:

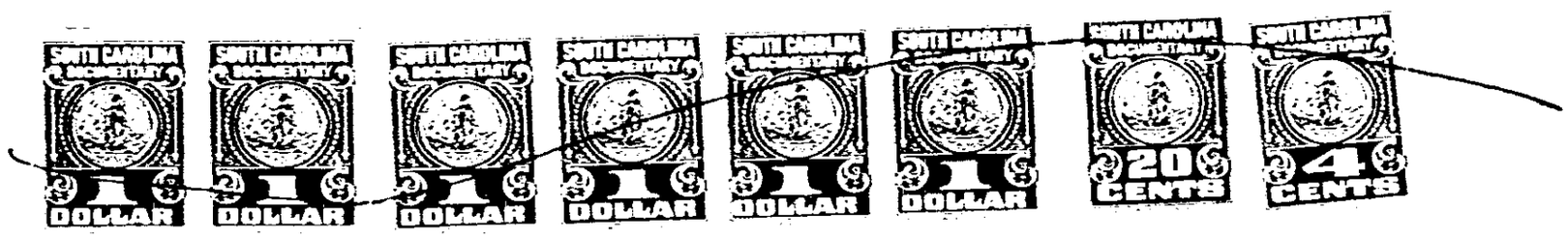
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 lot of land situate on the southwest side of Aldridge Drive in the city of Greenville, in Greenville County, South Carolina, shown as Lot- 49 on plat of Section F of Gower Estates made by R. K. Campbell and Webb Surveying & Mapping Co., November 1965, recorded in the RMC Office for GreenvilleCounty, S. C. in Plat, the following metes, and Bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Aldridge Drive at the joint front corner of Lots 48 and 49 and runs thence along the line of Lot 48 S. 62-08 W. 234.4 feet to an iron pin; thence S. 26-30 E. 35 feet to an iron pin, thence S. 63-24 E. 145 feet to an iron pin, thence with the line ofLot 50 N. 34-11 E. 182.4 feet to an iron pin on the Southwest side of Aldridge Drive; thence with the curve of Aldridge Drive (the chord being N. 45-06 W. 49.3 feet) to an iron pin; thence still with the curve of Aldridge Drive (the chord being N. 14-42 W. 20 feet) to the beginning corner.

This conveyance is SUBJECT TO ALL, restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property. Also subject to a drainage easement along the southeast edge of lot as shown on the recorded plat. For restrictions applicable to Section F. of Gower Estates, see Deed Book 790, Page 139.

This being the same property conveyed from Albert Sik, Jr. and Margaret E. Sik recorded volumb 1006 at page 754 by deed dated 9-16-74.



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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