

P.O. Box 1268
Greenville, S.C.
29602

GREENVILLE CO. S. C.

APR 7 8 51 AM '71

BOOK 1393 PAGE 986

DONNIE S. TAYLOR
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. Paul Clark, Jr. and Madella S. Clark

(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 Ten Thousand Eight Hundred and No/100 DOLLARS

(\$10,800.00), 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 10 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 in Greenville County, State of South Carolina, situate at the southwestern corner of Paris Mountain Avenue and Beacon Street, being shown as a major portion of Lot 21 on plat of Perry Property, recorded in Plat Book I at Page 150, and being more particularly described as follows:

BEGINNING at a stake on the southern side of Paris Mountain Avenue at the joint front corner of Lots 21 and 20, and running thence with the line of Lot No. 20 S. 5-59 E. 151.9 feet to a stake on a driveway conveyed by Mary Young Watkins by deed recorded in Book of Deeds 304, Page 107; thence with the right-of-way of said driveway N. 80 E. 60 feet to stake on Beacon Street; thence with Beacon Street N. 5-35 W. 147.5 feet to a stake on Paris Mountain Avenue; thence with the southern side of Paris Mountain Avenue S. 84-28 W. 60 feet to the point of beginning.

ALSO: All our right, title and interest in and to all that certain piece, parcel or strip of land consisting of the rear 15 feet of Lot 21 on plat of Perry property recorded in Plat Book I, Page 150, and strip being described as follows: BEGINNING at an iron pin at the joint rear corner of Lots 12 and 21 and running thence with said joint line S. 80-00 W. 60 feet to an iron pin; thence with the line of Lot 20 N. 5-59 W. 15 feet to an iron pin; thence N. 80-0 E. 60 feet to an iron pin on Beacon Street; thence with said Beacon Street S. 5-35 E. 15 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Mary Young Watkins recorded on November 13, 1959, in the RMC Office for Greenville, South Carolina, in Deed Book 638 at Page 463.

RECORDED IN THE
PUBLIC OFFICE FOR GREENVILLE
SOUTH CAROLINA
APR 7 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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