Bell 1268, Greville, S.C.

572

Second
~~XXXX~~ Mortgage on Real Estate

FILED
APR 20 1970
DONNIE S. TANKERSLEY
R. M. C.

BOOK 1395 PAGE 106

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter C. DeNault and

Gloria R. DeNault

(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 two hundred fifty-eight and 88/100 ---------- DOLLARS

($ 14,258.88), 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 8 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, in the town of Mauldin, Austin Township, situate, lying and being at the Southeastern corner of the intersection of Old Mill Road with Shadecrest Drive, being shown and designated as Lot No. 32 on a Plat of HILLSBOROUGH, Section 1, made by Jones Engineering Services, recorded on May 7, 1969, in the RMC Office for Greenville County, S.C., in Plat Book WWW, page 56, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Shadecrest Drive at the joint front corners of Lots Nos. 31 and 32 and running thence S. 45-30 E., 140 E., 140 feet to an iron pin; thence along the line of Lot No. 33, N. 44-30 E., 140 feet to an iron pin on Old Mill Road; thence along the Southern side of Old Mill Road, N. 45-30 W., 115 feet to an iron pin; thence with the curve of the intersection of Old Mill Road with Shadecrest Drive, the chord of which is S. 89-30 W., 35.3 feet to an iron pin; thence along the Eastern side of Shadecrest Drive, S. 44-30 W., 115 feet to an iron pin, the beginning corner.

The above property is a part of the same conveyed to the Grantor herein by deed of Otis P. Moore, et al, recorded in Deed Book 867, page 45, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants, reserved on plats and other instruments of public record and actually existing on the ground affecting said property.
The Grantees agree to pay Town of Mauldin and Greenville County property taxes for the tax year 1970 and subsequent years.

Derivation Date, 7-17-1970

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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