

DONALD S. TANKERSLEY
R.R.C

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONALD H. HARTMAN and RUTH B. HARTMAN
(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 THOUSAND FOUR HUNDRED AND NO/100 (\$30,400.00) ----- DOLLARS

(\$ 30,400.00), 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 25 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, being known and designated as Lot No. 23, Winding Way Drive, Peppertree Subdivision as shown on a plat of Peppertree, Section No. 1 in Plat Book 4U, at Page 124, said plat being dated September 11, 1972, and being more particularly described with reference to said plat as follows:

BEGINNING at a point on the northern side of Winding Way Drive approximately 380-feet from the intersection of Winding Way Drive and Sundown Circle; thence N. 31-34 W. 148.7-feet to a point; thence N. 41-26 E. 86.9-feet to a point; thence S. 28-15 E. 160.0-feet to a point on the northern side of Winding Way Drive; thence continuing along said side of Winding Way Drive S. 47-50 W. 75.0-feet to the point of beginning.

ALSO, ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot No. 25, Winding Way, Peppertree Subdivision, as shown on a plat of Peppertree, Section 4, dated December 14, 1972, and recorded in Plat Book 4X, at Page 5, as revised by a plat recorded in said Office in Plat Book 5E, at Page 125, said plat being dated October 15, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the northern side of the right-of-way of Winding Way, formerly a joint corner of Lots 23 and 25; thence N. 28-15 W. 160.0-feet to a point; thence N. 50-16 E. 140.0-feet to a point; thence S. 29.07 E. 159.11-feet to a point located on the right-of-way of Winding Way; thence along said right-of-way S. 43-30 W. 16.0-feet to point of beginning.

This being the same property conveyed to the mortgagors herein by deed of even date herewith, of Tommy Clyde Page.

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.

BY PUBLIC SALE

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