

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

GREENVILLE CO. S. C.

APR 23 4 23 PM '77

BOOK 1398 PAGE 170

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROSAMOND ENTERPRISES, INC. (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-Six Thousand and No/100 ----- DOLLARS

(\$ 36,000.00), 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 29 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. 31 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4X at Pages 48 and 49, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 30 and 31; running thence down the joint line of said lots N. 71-30 E. 143.6 feet to an iron pin; running thence N. 23-25 W. 135 ft. to a point on the Southeastern side of White Oak Drive; running thence down the Southeastern side of White Oak Drive S. 60-50 W. 137.3 ft. to an iron pin at the intersection of Green Rd. and White Oak Drive; running thence through said intersection the cord of which is S. 30 W. 36 ft. to a point on the Eastern side of Green Rd; running thence down the Eastern side of Green Drive S. 35-38 E. 85 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Oak, Inc., dated April 28, 1977, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1025 at Page 220 on April 29th, 1977.

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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