

FILED
GREENVILLE CO. S. C.

MAY 2 4 55 PM '77

BOOK 1398 PAGE 387

First Mortgage on Real Estate

BONNIE S. TANKERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles Wayne Hendricks and

Gloria D. Hendricks (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-Five Thousand One Hundred Fifty and no/100-----DOLLARS

(\$ 35,150.00), 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 thirty (30) 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, on the northern side of the cul-de-sac of German Town Court, being shown and designated as Lot No. 16 on plat of Canebrake I, prepared by Enwright Associates, dated August 18, 1975, revised October 6, 1975 and August 25, 1976, recorded in Plat Book 5P at Page 46 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of the cul-de-sac of German Town Court at the joint front corner of Lots 15 and 16 and running thence with the common line of said lots N. 37-01 W. 128.59 feet to an iron pin at the joint rear corner of said lots; thence N. 52-21 E. 127 feet to an iron pin at the joint rear corner of Lots 16 and 23; thence along the common line of said lots S. 49-05 E. 22.51 feet to an iron pin at the joint corner of Lots 16, 17 and 23; thence along the common line of Lots 16 and 17 S. 1-00 E. 162.71 feet to an iron pin on the northern side of the aforementioned cul-de-sac; thence along said cul-de-sac S. 86-19 W. 43 feet to a iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Derivation: ~~Deed of J. A. Bolen, as Trustee, et al, recorded May 2, 1975 in Deed Book 1017 at Page 748~~ Deed of J. A. Bolen, as Trustee, et al, recorded May 2, 1977 in Deed Book 1055 at Page 336.

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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