

LEATHERWOOD, WALKER, TODD & MANN Post Office Box 1268, Greenville, South Carolina 29602

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES A. BRYAN, JR. AND DOROTHY W. BRYAN

(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 Eighty Thousand and no/100-----DOLLARS

(\$80,000.00), 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, City of Greenville, being a part of Lot 1, Gower Estates, Section E, and a small portion of Lot 14 of Marchant Property and having the following metes and bounds according to Plat of survey for Jane W. Glenn prepared by Dalton & Neves Engineers dated June, 1974, revised October, 1975:

BEGINNING at an iron pin on the northern edge of the right of way for the Seabrook Court cul de sac, said pin being located at the southwestern corner of property of Jane W. Glenn and running with the northern edge of the cul de sac right of way S. 62-56 W. 7 feet to a point; thence continuing with said cul de sac right of way S. 19-37 W. 8 feet to a point at the corner of property owned by Ellison; thence leaving the cul de sac right of way and running with the line of Ellison property N. 48-43 W. 5.9 feet to a point; thence S. 62-56 W. 253 feet more or less to a point in the center of a branch; thence with the branch as the line the traverse of which is N. 10-22 E. 200.4 feet to a point; thence N. 48-35 E. 138.8 feet to a point at the northwestern corner of property of Jane W. Glenn; thence with the line of said Glenn property S. 31-04 E. 146.2 feet to a point; thence S. 39-27 E. 48.8 feet to a point, being the point of beginning and being the same property conveyed to the mortgagors herein by deed of Jane W. Glenn recorded June 21, 1976 in deed book 1038, page 347, Greenville County R.M.C. Office.

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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