

CLERK OF COURTS  
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. H. JOHNNY and

MARY ANN ANDERSON (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 FIFTY THOUSAND AND NO/100 DOLLARS

(\$50,000.00), 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, on the westerly side of Selwyn Drive, known as Lot 15 on Plat of Timberlake, as recorded in the RMC Office for Greenville County in Plat Book BB at Page 185, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Selwyn Drive, joint front corner of Lots No. 15 and 16, said iron pin being located 571.3 feet in a northerly direction from the northwesterly corner of the intersection of Selwyn Drive and Spartanburg Road; thence running along the westerly side of Selwyn Drive N. 5-44 W. 90 feet to an iron pin, joint front corner of Lots No. 14 and 15; thence along common line of said lots S. 84-16 W. 240 feet to an iron pin; thence S. 5-44 E. 90 feet to an iron pin, joint rear corner of Lots No. 15 and 16; thence along common line of said lots N. 84-16 E. 240 feet to an iron pin, the point of beginning; and,

ALL that 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 Bates Township lying and being on the east side of Tigerville Road and on the north side of the Enoree River, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a bridge over Enoree River and thence running down and with the meanderings of said River 32.30 chains (2131.8 feet) to an iron pin in said River; thence with property now or formerly owned by James Roe Estate, N. 61 W. 35.0 chains (2310 feet) to an iron pin in the center of the Tigerville Road; thence with said road S. 5 W. 7.0 chains (462 feet) to an angle in said road; thence continuing due South 11.28 chains (744.48 feet) to a bend in said Road; thence continuing 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.

with said Road S. 18 E. 8.78 chains (579.48 feet) to the point of beginning, containing 44.5 acres more or less. Derivation first tract deed of C. E. Robinson, et al 5/03/57 in Deed Book 576, pg. 161; second tract deed of Frances Roe Thackston 12/05/72 in Deed Book 962, page 202.

RECORDED IN PLAT BOOK BB PAGE 185

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