

GREENVILLE CO. S. C.

EX 31 12 CS FH 73

BONNIE S. TANKERSLEY
R.H.C.

BOOK 1279 PAGE 175

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FILED IN DEPT 12 1978

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

BARBARE P. F.

First Mortgage on Real Estate
RECEIVED
COMPLETED
23 11 78
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE 7271

EGGSEY, LARRY, FAYSONIC SOUTH

SEP 5 1978

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. J. MARTIN & JOE O. CHARDING

(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 FOURTEEN THOUSAND DOLLARS (\$14,000.00), with interest thereon at the rate of seven & 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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. 31 of Greenfields as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book XX at page 103, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Greenfield Drive, joint front corner of Lots Nos. 31 & 32; thence with the joint line of said lots N. 21-59 E. 175 feet to an iron pin; thence N. 68-01 W. 100 feet to an iron pin corner of Lot No. 30; thence with the line of said lot S. 21-59 W. 175 feet to an iron pin on the north side of Greenfield Drive; thence with the north side of said street S. 68-01 E. 100 feet to the beginning corner.

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GCTC