

First Mortgage on Real Estate



BOOK 1391 PAGE 105

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert D. Walston and Mary F. Walston

(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 Seven Thousand Two Hundred Thirty Eight and 40/100-----DOLLARS

(\$ 7238.40), 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 Five (5) 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. 55, Pelham Estates, Section Two, and having, according to a plat thereof, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP, Page 119, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Port Royal Drive at the joint front corner of Lots No. 54 and 55, and thence with the southeastern side of Port Royal Drive, N. 21-37 E. 115.2 feet to an iron pin; thence with the curve of the intersection of Port Royal Drive and Providence Square, the chord of which is N. 66-27 E. 35.2 feet to an iron pin on the southwestern side of Providence Square; thence with the southwestern side of Providence Square, S. 68-43 E. 225 feet to an iron pin at the joint corner of Lots No. 55 and 56; thence with the joint line of said lots, S. 21-37 W. 131.5 feet to an iron pin in the joint rear corner of Lots No. 54 and 55; thence with the joint line of said lots, N. 70-37 W. 250.5 feet to the point of the beginning.

Being the same conveyed to the Grantors by deed of Sheldon Goldfarb and Lila Goldfarb, dated November 26, 1976, recorded December 6th. 1976 in the RMC Office for Greenville County, South Carolina in Deeds Book 1047, Page 317.

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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