

FILED  
GREENVILLE CO. S. C.  
MAR 13 8 54 AM '77  
DONNIE S. TANKERSLEY  
F. H. C.  
MORTGAGE

BOOK 1425 PAGE 677

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Dennis P. Vetter and Josephine H. Vetter

(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

---Twenty-Five Thousand and NO/100---

DOLLARS

(\$ 25,000.00 ), 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 **twenty nine** 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 East side of Gail Avenue in VALLEY HAVEN ACRES about three (3) miles Northwestward from the City of Greer, O'Neal Township, Greenville County, State of South Carolina, and being Lot Nos. 32 and 33 of Valley Haven Acres, Section 4, according to survey and plat by John A. Simmons, registered Surveyor, dated July 15, 1960, recorded in Plat Book GG, page 114, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the East side of Gail Avenue, corner of Lots Nos. 31 and 32 and running thence along the line of said lots, N. 61-40 E. 204 feet to an iron pin near branch; thence up said branch as the line, S. 13-45 E. 84 feet S. 1-45 W. 125 feet and S. 6-10 W. 190 feet to an iron pin, corner of Lot No. 34; thence along the line of Lot No. 34, N. 52-40 W. 259.6 feet to an iron pin on the East side of Gail Avenue; thence along and with said Avenue, N. 24-40 E. 68 feet and N. 1-40 E. 80 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Raymond H. Parris and Kay C. Parris to be recorded herewith.

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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