

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
JUN 23 2 41 PM '77
CORNE S. TINKERSLEY
R.M.C.
MORTGAGE

BOOK 1438 PAGE 720

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mark A. Little and Panetta R. Ehlen (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-Five Thousand Two Hundred and NO/100ths - - - - - DOLLARS

(\$55,200.00), 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 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, on the northern side of James Street in the City of Greenville, being shown and designated as Lot No. 6 and the rear portions of Lots Nos. 3 and 7, on a plat of a Subdivision of the Margaret Home property made by R. E. Dalton, Engineer, dated January, 1915, amended May 1, 1915, and October, 1915, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book C, at page 210, and having according to a more recent plat made by R. W. Dalton dated June 1960, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of James Street at the joint front corners of Lots 6 and 7, and running thence along the common line of said lots and along the rear line of Lot No. 3, N. 0-14 W. 300 feet to an iron pin; thence across Lot 7, N. 87-37 W., 132.5 feet to an iron pin on line of Lot No. 8; thence along common line of Lots 7 and 8 N. 0-23 W. 109.6 feet to an iron pin at common corner of Lots 1, 7 and 8; thence along the side line of Lot No. 1, S. 87-37 E 132.8 feet to an iron pin; thence along the rear line of Lot No. 2, S. 0-14 E. 80.1 feet to an iron pin; thence along common side lines of Lots 2 and 3, S. 87-37 E. 90.1 feet to an iron pin; thence through Lot No. 3 and along common line of Lots 5 and 6, S. 0-14 E. 317.9 feet to iron pin on northern side of James Street, S. 85-02 W. 90.2 feet to an iron pin, the beginning corner.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto Mark A. Little and Panetta R. Ehlen by deed of George N. and Ann D. Funderburk, recorded and dated concurrently herewith. Deed to Funderburk's from Donald V. Woolf and Ellen O'Meara Woolf (Deed Book 1014, Page 84, dated 1-30-75, aforesaid records.)

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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