

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: *GORDON L. ZUCKER AND PHOEBE SUE ZUCKER*

(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 *FORTY THOUSAND AND NO/100*-----DOLLARS (\$40,000.00), with interest thereon at the rate of *SIX & ONE-HALF* 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 *TWENTY* 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, *CITY OF GREENVILLE, KNOWN AND DESIGNATED AS A PORTION OF LOT No. 1 AND A PORTION OF LOT No. 2 OF BOXWOOD MANOR ACCORDING TO PLAT RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY IN PLAT BOOK BB AT PAGE 85 AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:*

BEGINNING AT A POINT ON THE WEST SIDE OF WOODLAND WAY CIRCLE, JOINT CORNER OF LOTS 1 AND 2 AND RUNNING THENCE ALONG THE WEST SIDE OF WOODLAND WAY CIRCLE N. 26-50 W. 75.05 FEET TO A POINT ON THE LINE OF THE PROPERTY HERETOFORE CONVEYED BY PHILIP E. GREEN TO NELLE M. GRIFFIN BY DEED DATED OCTOBER 18, 1960, AND RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY IN DEED BOOK 661 AT PAGE 271 AND RUNNING THENCE WITH THE GRIFFIN LINE, S. 61-00 W. 299 FEET THROUGH LOT No. 1 TO A POINT ON HEMLOCK DRIVE; THENCE S. 29-08 E. 125 FEET TO A POINT MIDWAY OF LOT No. 2; THENCE THROUGH THE CENTER OF LOT No. 2, N. 61-00 E. 294 FEET, MORE OR LESS, TO A POINT ON THE WEST SIDE OF WOODLAND WAY CIRCLE; THENCE ALONG THE WEST SIDE OF WOODLAND WAY CIRCLE N. 26-50 W. 50.035 FEET TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY CONVEYED TO GORDON L. ZUCKER AND PHOEBE SUE ZUCKER BY PHILIP E. GREEN BY DEED DATED AUGUST 22, 1966.

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.