

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

JUN 10 1972

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ronnie C. James and Linda D. James

(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 four thousand dollars and 00/100-----DOLLARS

(\$ 24,000.00), 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 29 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, Chick Springs Township, about three miles Northwest of Greer, S. C., East side of Cherry Lane, and being all of Lots Nos. 25, 26 and 27 as shown on a plat of Property of P. O. Copeland Estate, said plat recorded in the Office of the RMC for Greenville County in Plat Book KK at Page 135, and having according to said plat, the following courses and distances, to wit:

BEGINNING at an old iron pin, the Southeast corner of Lot No. 25 (and being the joint corner of Lots Nos. 5 and 6 and 24 as shown on said plat) and runs thence with the common line of Lots 24 and 25, N. 72-10 W. 170 feet to an iron pin on the East margin of Cherry Lane; thence with the east margin of Cherry Lane, N. 17-50 E. 295 feet to a cail and cap in the edge of the paving at the curve of the said street; thence with the south margin of said street, S. 72-10 E. 170 feet to an iron pin on the South margin of the said street and joint corner of Lots Nos. 3 and 27; thence with the rear line of Lots Nos. 3, 4 and 5, and 27, 26 and 25, S. 17-50 W. 295 feet to the beginning corner, containing 1.15 acres, more or less.

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.