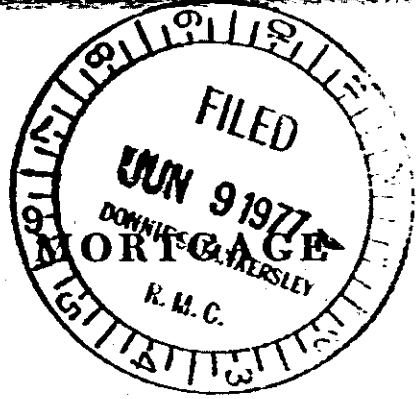


First Mortgage on Real Estate



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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mr. Robert Steven Hammett and Sue P. Hammett

(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

Thirteen thousand eight hundred forty eight dollars and no/100-----DOLLARS
(\$ 13,848.00)

), 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 8 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:

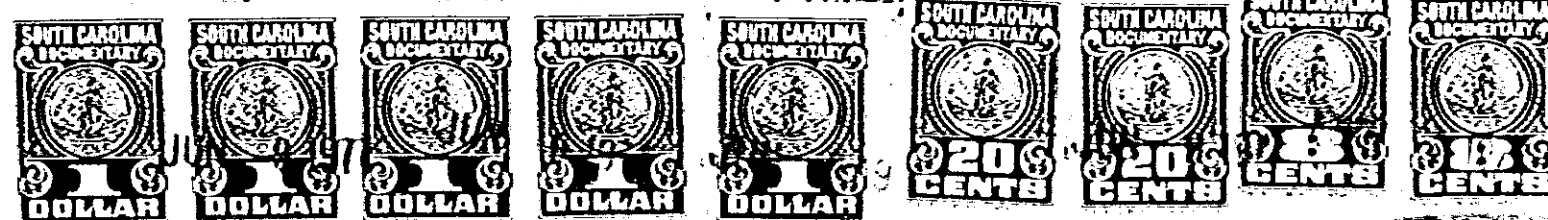
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Greenville County, State of South Carolina, about three miles west of Greer, S. C., and about one mile east of Chick Springs, lying a short distance north of U. S. Highway No. 29, and on the northwest side of a short road that leads off from U. S. No. 29 at the Savings Oil Company to the Suber Road, being bounded on the northern side by the Fleming Estate Subdivision, on the east by, other lands of the Estate of H. F. Payne, on the southern side by the said short road and on the western side by small triangle of the H. F. Payne lands and lands of Ashmore Payne Estate, and having the following courses and distances, to wit:

BEGINNING on a nail and cap in the center of the said short road and on or near the common line of the said H. F. Payne Estate and Ashmore Payne Estate, and runs thence with the center of the said road, N. 36-13 E. 120 feet to a nail and cap in the center of the said road; thence N. 32-45 W. 17 feet to an iron pin on the bank of the said road, then continuing with the same course for a total distance of 275 feet to an iron pin, joint corner of one of the Fleming Estate subdivision lots; thence with the common line of the former Fleming property and the H. F. Payne Estate property S. 68-50 W. 76.2 feet to a new iron pin on the said line; thence S. 26-22 E. 335 feet to the beginning corner, containing Fifty Three One-hundredths (0.53) of one acre, more or less.

This being the same property conveyed unto the mortgagors by Will of and Testament of H. F. Payne, deceased, the Executors of the Will being F. W. Payne and M. C. Payne, recorded in the RMC Office for Greenville County, State of South Carolina, dated June 15, 1965 and recorded in Vol. 775 at page 461.

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 fix-



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