FILED
GREENVILLE CO. S. C

AUG 19 4 23 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1407 PAGE 611

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANK S. MENEFEE,

(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 Thirty-Four Thousand Four Hundred and No/100 ---------- DOLLARS

($ 34,400.00), 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 thirty 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, being known and designated as Lot 31 on plat of Liberty Park, recorded in the RMC Office for Greenville County in Plat Book EE at page 145 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ivy Trail (formerly known as Proffitt Drive) at the joint front corners of Lots 31 and 32 and running thence along Ivy Trail, S. 19-11 E. for 100 feet to an iron pin; thence turning and running along the joint line of Lot 30, S. 83-45 W. for 130 feet to an iron pin; thence turning and running N. 06-00 W. for 86.3 feet; thence turning and running along the joint line of Lot 32, N. 80-18 E. for 187.6 feet to the point of beginning.

The above-described property is the same acquired by the Mortgagor by deed from James T. McQueen dated August 8, 1977 and recorded on August 19, 1977 in Deed Volume 1063 at page 730, RMC Office for Greenville County, South Carolina.

DOCUMENTARY STAMP TAX $13.76

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.

(4328 RV.2)