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First Mortgage on Real Estate

DONNIE S. TANNERSLEY

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James W. Childers, III and

Toni C. Childers

(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 **Sixty-Eight Thousand and no/100**-----DOLLARS

(\$ 68,000.00 ), 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 **thirty (30)** 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 **southeastern corner of the intersection of Chapman Road and Lowood Lane, being shown and designated as Lot 213 on Plat of Chanticleer, Section 7, dated April 1975, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 5D at Page 75 and being described, according to said plat, more particularly, to-wit:**

**BEGINNING** at an iron pin on the southern side of Chapman Road at the joint front corner of Lots 212 and 213 and running thence along the common line of said lots S. 8-19 W. 152.3 feet to an iron pin at the joint rear corner of said lots; thence along the common line of Lots 213 and 214 S. 83-08 W. 103 feet to an iron pin at the joint front corner of said lots on the eastern side of Lowood Lane; thence along said lane N. 10-47 W. 97 feet to an iron pin; thence N. 4-29 E. 63.2 feet to an iron pin at the intersection of said lane and Chapman Road; thence N. 51-24 E. 34.1 feet to an iron pin on the southern side of Chapman Road; thence along said road S. 81-41 E. 112 feet to an iron pin, the point of beginning.

Derivation: Deed of Sam A. Dayhood, Jr. and Rosalie S. Dayhood recorded August 31, 1977 in Deed Book 1063 at Page 871.

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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.