

FILED
GREENVILLE, CO. S. C.

BOOK 1411 PAGE 535

First Mortgage on Real Estate

SEP 30 11 56 AM '77
MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgagee's Address:
P. O. Box 1268
Greenville, SC 29602

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES J. DOCKERY (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 NINE THOUSAND AND NO/100----- DOLLARS

(\$9,000.00), 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 ten 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 northeastern side of West Fifth Street in the County of Greenville, being shown as LOT 28 and part of LOT 27, Section B, on a plat of Woodside Mills Sub-division, dated January 14, 1950, prepared by Pickell & Pickell and recorded in Plat Book W at page 114 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of West Fifth Street at the joint front corner of Lot 28 and Lot 29 and running thence with Lot 29 N 34-47 E 71 feet to an iron pin at the joint rear corner of Lot 28 and Lot 29; thence with a 12-foot alley S 55-13 E 85 feet to an iron pin; thence still with said alley S 74-32 E 5 feet to an iron pin; thence with the new line through Lot 27 S 34-24 W 73.4 feet to an iron pin on West Fifth Street; thence with said street N 55-13 W 90 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Lucille E. Lancaster, recorded on May 9, 1975, in Deed Book 1018 at page 25, and a portion of the property conveyed to the mortgagor by deed of Fred A. Hammond, et al, recorded on October 23, 1973, in Deed Book 986 at page 628 in the RMC Office for Greenville County.

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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.

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