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FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1411 PAGE 816

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Samuel J. Edwards and Marcelle G. Edwards

(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 Nine Hundred and NO/100ths DOLLARS

(\$ 34,900.00 . . .), 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 Northeastern side of Merrifield Drive being shown as Lot No. 2 on a plat of Merrifield Park by C. O. Riddle, dated October, 1967 and recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 177 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Merrifield Drive at the joint front corner of Lots Nos. 1 and 2 and running with the joint line of said lots N. 55-42 E. 175 feet, more or less, to a point at the rear of said lots; thence running with the rear of Lot No. 2 herein conveyed, S. 34-18 E. 110 feet, more or less, to a point joint rear corner of Lots Nos. 2 and 3; thence with the joint lot line of said lots, S. 55-42 W. 175 feet, more or less, to a point on the Northeastern side of Merrifield Drive; thence with said Drive, N. 34-18 W. 110 feet, more or less, to the beginning corner.

DERIVATION: This is that same property conveyed to Samuel J. Edwards and Marcell G. Edwards by deed of Gerald D. Durham and Sarah J. Durham dated and recorded concurrently herewith.

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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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