

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HENRY J. KLEMCHUK AND OLGA F. KLEMCHUK (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 Thousand and No/100----- DOLLARS

(\$ 30,000.00 ), 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:

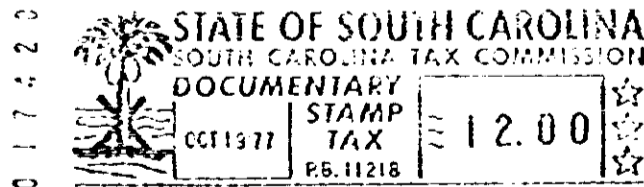
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being shown and designated as Lot 44 of Mountainbrooke Subdivision, Section One, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 47, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Crosscreek Lane at the joint front corner of Lots 43 and 44 and running thence N. 48-00-50 W. 200 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence along the rear of Lot 44 S. 41-59-10 W. 92.59 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence continuing along the common line of Lots 44 and 45 S. 48-00-50 E. 200 feet to an iron pin on the northern side of Crosscreek Lane; thence continuing along the northern side of Crosscreek Lane N. 41-59-10 E. 92.59 feet to an iron pin being the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed to the mortgagors by deed of Larry David Philpott and Teresa Ann O. Philpott by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1066, Page 912 on October 19, 1977.



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.

0267

4328 RV-2