

RECORDED  
GREENVILLE CO. S. C.  
JUN 14 12 50 PM '77  
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
GREENVILLE, S. C.

BOOK 1415 PAGE 622

First Mortgage on Real Estate

**MORTGAGE**

RECORDED  
JUN 17 1977

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Governors Square Associates, A Partnership,  
(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 -----  
Forty-five Thousand and 00/100 ----- DOLLARS

(\$ 45,000.00---), 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 29 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 41 as shown on a plat of Cambridge Park Subdivision prepared by Dalton & Neves Co., dated June 1, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 11, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Marchant Road, joint front corner of Lots No. 41 and 40, and running thence with the western side of Marchant Road S. 21-19 E. 60 feet to an iron pin; thence running with the western intersection of the said Marchant Road and Dover Road S. 16-53 W. 39.3 feet to an iron pin on the northern side of said Dover Road; thence running with Dover Road S. 55-06 W. 103.9 feet to an iron pin at the joint front corners of Lots Nos. 41 and 42; thence with the joint line of said lots N. 21-19 W. 115.3 feet to an iron pin at the joint rear corners of Lots No. 40 and 41; thence running with the joint line of said lots N. 68-41 E. 125 feet to an iron pin on the western side of Marchant Drive, point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Dee Smith Co., Inc., dated November 14, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1068 at Page 338 on November 14, 1977.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
TAX 1013.00  
PB 1121E

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.

0622

4328 RV-21