

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. Henry Bakeman and Dorothy (hereinafter referred to as Mortgagor) SEND(S) GREETING:
E. Bakeman

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 TWENTY-SEVEN THOUSAND AND NO/100ths-----DOLLARS

(\$27,000.00), 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 twenty (20) 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 as Lot No. 42, Pelham Estates, Section Three, and, having according to a plat captioned "Revision of Lots 41 and 42, Pelham Estates, Sec 3", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5A, Page 71, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Queensway (Drive) at the northeastern intersection of Queensway (Drive) and Pelham Road, and thence with the eastern side of Queensway (Drive) N 0-30 E 126 feet to a point, the former joint front corner of Lots Nos. 41 and 42, Pelham Estate, Sec. Three; (as shown on a plat recorded in said R.M.C. Office in Plat Book 4G, Page 13); thence continuing on the eastern side of Queensway (Drive), N 5-26 W 9.6 feet to the present joint front corner of said lots shown on the plat recorded in Plat Book 5A, Page 71; thence with the joint line of said lots, N 79-08 E 202.4 feet to the joint rear corner of said lots; thence S 0-30 W 15 feet to a point, the former joint rear corner of said lots as shown on the plat recorded in Plat Book 4G, Page 13; thence S 0-13 E 157.8 feet to a point on the southern side of Pelham Road; thence with the southern side of Pelham Road, S 82-32 W 176.3 feet to a point; thence with the northeastern intersection of Pelham Road and Queensway (Drive), N 48-29 W 32.85 feet to the point of beginning.

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BEING the same conveyed to the Mortgagors by deed of Martha K. Hutchins, same as Martha K. Sudyk, to be recorded herewith.

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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