

1975 11 28

GREENVILLE CO. S. C.

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

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. LADSON BOYLE and SUSAN B. BOYLE
(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 TWENTY-FIVE THOUSAND SIX HUNDRED AND NO/100 ----- DOLLARS

(\$ 25,600.00), 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-five 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 westerly side of Afton Avenue being shown as the greater portion of LOT NO. 48 on the plat of Alta Vista recorded in the RMC Office for Greenville County in Plat Book G at page 20 and having according to a more recent survey made by R. W. Dalton, entitled "Property of Jennings Ligon Duncan, Jr.," dated December 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Afton Avenue, joint front corner of Lot Nos. 48 and 49 and running thence along the common line of said lots N 85-40 W 160 feet to an iron pin in the rear line of Lot No. 40; thence along the rear line of Lot Nos. 40 and 41 N 4-15 E 58.6 feet to an iron pin; thence on a new line through Lot No. 48 S 86-03 E 160 feet to an iron pin on the westerly side of Afton Avenue, joint front corner of Lot Nos. 48 and 47; thence along the westerly side of Afton Avenue S 4-15 W 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Jennings Ligon Duncan, Jr., recorded on November 12, 1975 in Deed Book 1027 at page 104 in the RMC Office for Greenville County.

GCTO ----- 3 0424 78 1409

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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