

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: William Frank Dooley and

Billie J. Dooley,

(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 00/100----- 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 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 and designated as Lot 30 on a plat of Kingswood Subdivision, which plat is recorded in the RMC Office for Greenville County Plat Book 4X-18, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Kingswood Circle at the joint front corner of Lots 30 & 31, and running thence with Kingswood Circle, N. 43-11 E. 160 feet to a point; thence continuing with the easterly side of Kingswood Circle, N. 32-18 E. 60 feet to a point; thence still with the easterly side of Kingswood Circle, N. 30-06 E. 36.7 feet to an iron pin at the joint front corner of Lots 29 & 30; thence with the common line of Lots 28, 29 & 30, S. 64-46 E. 252.4 feet to an iron pin in the line of Lot 28; thence with the common line of Lots 30 & 46, S. 46-20 W. 260.0 feet to an iron pin at the joint corner of Lots 30, 31, 45 & 46; thence with the common line of Lots 30 & 31, N. 66-16 W. 218.7 feet to an iron pin on the easterly side of Kingswood Circle, the point of beginning.

ALSO conveyed herein is a water line easement as defined in Deed Book 1033-895, reference to which is hereby craved for a more complete description thereof. This conveyance is subject to the water line right-of-way and the building, tank and well as shown on plat of Water System Right-of-Way prepared by Caroline Surveying Company, on a plat recorded in the RMC Office for Greenville County in Plat Book 5Q-114.

This being the same property conveyed to the Mortgagors by Deed of A & B Properties, which Deed was record on August 1, 1977, in the RMC Office for Greenville County in Deed Book 1061-585.

The Mortgagee's mailing address is P. O. Box 1268, Greenville, S. C. 29602.

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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