

V.

1425 194

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. L. Lanford, Jr., (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
(same as M. L. Lanford)

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-eight Thousand and no/100 ----- (\$48,000.00)----- DOLLARS

(\$ 48,000.00----), 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, on the Northwestern side of Mellyn Street and being known and designated as Lot 49 of Hazelwood, Section 3, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at page 26, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Northwestern side of Mellyn Street at the joint front corner of lots 49 and 50, and running thence with the line of lot 50, N. 51-19 W., 285 feet to an iron pin at the joint rear corner of lots 49 and 50, on the rear line of lot 56; thence with the rear line of lots 56 and 57, N. 30-50 E., 151.4 feet to an iron pin at the joint rear corner of lots 49 and 48; thence with the line of lot 48, S. 51-19 E., 305.7 feet to an iron pin at the joint front corner of lots 49 and 48, on the Northwestern side of Mellyn Street; thence with the Northwestern side of Mellyn Street, S. 38-41 W., 150 feet to the point of beginning.

For deed into Mortgagor, see deed from Devenwood Land Company, a Partnership, dated September 14, 1977, recorded September 16, 1977 in Deed Book 1064 at page 941.

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RECORDED  
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The Grantee's mailing address is P.O. Box 1268, Greenville, SC 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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