

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dorothy M. Sosby -----(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 Seventy-two Thousand and No/100 ----- DOLLARS

(\$ 72,000.00-----), 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 -----30-----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,

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Edwards Road, being shown and designated as the greater portion of Lot No. 40, Sector I, Botany Woods, said plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book CCC at Page 163 and according to a more recent survey prepared by R. B. Bruce, R.L.S. recorded in the R.M.C. Office in Plat Book 4K at Page 137, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Edwards Road at the joint front corner of Lots 39 and 40 and running thence with the joint line of said lots N. 05-20 W., 190 feet to an iron pin at the rear corner of Lot 39; thence N. 04-20 W., 50 feet to an iron pin at the rear corner of Lot No. 40; thence along the rear of said lot N. 88-25 E., 134.4 feet to an iron pin; thence S. 07-20 E., 230.9 feet to an iron pin on the northern side of Edwards Road; thence S. 84-30 W., 142.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of William D. Sosby recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 891 on the 9th day of December, 1977.

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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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