

MAY 12 2 16 PM '71

First Mortgage on Real Estate

MORTGAGE
BERKLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ralph D. Green, Jr. and Frances M. Green
(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 thirty 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, known as Lots Nos. 264 and 265, as shown on plat of property of Colonia Company recorded in plat book J pages 4 and 5 of the RMC Office for Greenville County, and being more particularly described as follows:

Beginning at an iron pin on the northwest side of Berkley Avenue, the joint front corner of Lots 263 and 264 and running thence with the joint line of said lots S. 24-13 E. 197.5 feet to an iron pin in line of Lot 272; thence N. 65-13 E. 126 feet to an iron pin joint rear corner of Lots 265 and 268; thence with the joint line of Lots 265, 268, 267 and 266 S. 24-13 E. 198.9 feet to an iron pin on the northwest side of Berkley Avenue; thence with the northwest side of said avenue S. 65-47 W. 126 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Fred H. Massey and Ruth R. Massey by deed of even date herewith, to be recorded.

GCTO
3 MY 12 78
440

Fidelity Federal Savings
and Loan Association
PO Box 1268
Greenville, SC 29602

3.0001

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.

0.830

4328 RV-2