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GREENVILLE CO. S. C.

MAY 23 4 24 PM '78

CONNIE S. TANKERS  
MORTGAGE

BOOK 1432 PAGE 929

First Mortgage on Real Estate  
Fidelity Federal Savings & Loan Association  
P. O. Box 1268  
Greenville, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David B. Ward (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 Forty-one Thousand Five Hundred and No/100 DOLLARS

(\$ 41,500.00), 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 25 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 piece, parcel or tract of land situate, lying and being in Batesville Community Greenville County, South Carolina containing 8.9 acres (inclusive of the right of way for South Carolina Highway 14) located on the southern side of South Carolina Highway 14, being shown on plat entitled "Survey for David B. Ward" prepared by Carolina Surveying Co., dated November 18, 1977, reference to which plat is hereby craved for the metes and bounds as follow:

BEGINNING at an iron pin in the center of South Carolina Highway 14 and running thence along the center line of said road N. 34-12 E., 111.5 feet; thence N. 37-28 E., 125.5 feet; N. 48-08 E., 97.6 feet; thence N. 62-03 E., 87.8 feet; thence N. 72-20 E., 100.5 feet; thence N. 76-24 E., 100.8 feet; thence N. 78-52 E., 267.4 feet to an iron pin in the center of S. C. Highway 14 and running thence with the joint line of the within tract and property now or formerly of Dempsey; running thence S. 55-40 W., 368.7 feet to an old iron pin; thence S. 35-51 E., 289.1 feet to an old iron pin; thence N. 47-56 E., 281.5 feet to an old iron pin; thence S. 16-15 E., 270 feet to an iron pin; thence S. 57-44 W., 580.9 feet to an iron pin; thence N. 42-24 W., 614.6 feet to an iron pin, the point and place of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near Batesville being known and designated as the Staggs Place, and containing 2 acres, more or less, as shown on a plat of the land of Mary S. Smith according to a survey prepared by G. A. Ellis and recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 234 and having, according to a survey made by Dan A. Hulick, Registered Engineer and Surveyor, February, 1938, the following metes and bounds, to-wit:

BEGINNING at an old iron pin, formerly stone, said iron pin being located 20.4 feet east from the middle of the public road leading from Batesville to Mauldin, and running thence S. 55-23 W., 368.3 feet to an iron pin, formerly stone corner; thence S. 35-58 E., 289.1 feet to an old iron pin, formerly stone corner; thence N. 47-24 E., 281.2 feet ( and passing through the center of a spring or springs) to an iron pin, formerly stone corner, in line with property now or formerly owned by Harris and on the west side of the spring run branch; thence along the Harris line, N. 16-15 W., 263.4 feet to an iron pin, the point of beginning.

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.

This is the same property conveyed to the mortgagor herein by deed of Ethel S. Jones, et al. recorded in the RMC Office for Greenville County in deed book 1068 Page 910 on the 23<sup>rd</sup> day of November, 1977 (back)

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