

FILED
GREENVILLE CO. S. C.
MAY 25 1 45 PM '78
JOHNIE S. TANKERSLEY
R.H.C.

First Mortgage on Real Estate

BOOK 1433 PAGE 159

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: STEVEN V. AND PEGGY J. TONEY

----- (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 FOUR THOUSAND AND NO/100-----DOLLARS

(\$ 44,000.00---), 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-- (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, City of Greenville, on the southeastern side of Prentiss Avenue, beign shown and designated as Lot No. 11 Block L, on a plat of property of O. P. Mills, dated May 1914, recorded in the RMC Office for Greenville County in Plat Book C, Page 176, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of West Prentiss Avenue 65 feet southwest from the intersection thereof with Elm Street at the joint front corner of Lots Nos. 11 and 12 of Block L and running thence with the line of Lot No. 12 S. 44-33 E., 180 feet to an iron pin in the line of Lot No. 13; thence with the line of Lot 13, S. 45-27 W., 65 feet to an iron pin at the rear corner of Lots Nos. 10 and 11; thence with the line of Lot No. 10, N. 44-33 W., 180 feet to an iron pin on the southeastern side of Prentiss Avenue; thence with the southwestern side of Prentiss Avenue, N. 45-27 E., 65 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Louise G. Sullivan, II and Jane P. Sullivan to be recorded of even date herewith.

RECORDED
STAMP
TAX
PB. 11218
17.60

GCTO ----- 3 MAY 25 78 11:50
A. P.

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.

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