

FILED
GREENVILLE CO. S. C.

BOOK 1437 PAGE 18

JUL 3 10 22 AM '78

DEED MORTGAGE
R.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PELLIE SWEAT, JR. and JANETTE M. SWEAT

(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 THOUSAND EIGHT HUNDRED FIFTY and No/100 DOLLARS

(\$ 40,850.00), 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, on the Eastern side of Basswood Drive and the Northern side of Libby Lane, in the Town of Mauldin, being shown and designated as Lot. No. 117 on a final plat of HILLSBOROUGH, Sec. 2, made by Jones Engineering Services, dated November, 1970, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4F, page 51, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Basswood Drive at the joint front corners of Lots Nos. 117 and 118, and running thence N. 57-24 E., 140 feet to an iron pin; thence S. 32-36 E., 134 feet to an iron pin on Libby Lane; Thence along the Northern side of Libby Lane, S. 72-33 W., 120 feet to an iron pin; thence with the intersection of Libby Lane with Basswood Drive, N. 70-02 W., 39.7 feet to an iron pin; thence along the Eastern side of Basswood Drive, N. 32-36 W., 71.3 feet to an iron pin, the beginning corner.

The above property is identical or of the same property conveyed to the Grantor by deed recorded in Deed Book Vol. 1082 at page 359 and is hereby conveyed subject to rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. The deed to the property aforementioned is recorded herewith: deed of William Blackmon, Jr., et al.

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DOCUMENTARY
STAMP
TAX \$ 16.35

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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