

JUL 6 3 26 PM '73

BOOK 1437 PAGE 423

DONNIE S. TANKERSLEY  
R.H.C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JACKSON H. MCCARTER and

PAMELA K. MCCARTER

(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

Ninety-nine thousand nine hundred fifty and No/100ths----- DOLLARS

(\$ 99,950.00 ), 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 twenty-nine 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, containing 60 acres, more or less, on the easterly side of Tilly Road, Saluda Township, being described more particularly on plat of property of W. J. Kelley, dated November 11, 1941, prepared by W. J. Riddle, RLS, recorded in Plat Book VVV at Page 93, to-wit:

BEGINNING at a stake in the center of Tilly Road at the southwestern corner of the premises herein described and running thence with the center line of Tilly Road as the line the following courses and distances: N. 29-30 W. 625.0 feet to a point, thence N. 50-15 W. 157.0 feet to a point; thence N. 33-30 W. 244.0 feet to a point, thence N. 36-30 W. 468.0 feet to a point, thence N. 29 W. 156.0 feet to a point; thence 6-45 W. 173.0 feet to a point; thence N. 11-30 W. 187.0 feet to a point, thence N. 22-15 E. 252.0 feet to a point; thence N. 2-45 E. 123.0 feet to a point; thence N. 11 E. 165.0 feet to a point; thence N. 13-30 E. 80.0 feet to a point; thence N. 27-45 E. 50.0 feet to a stake at the joint corner of property now or formerly belonging to Dublin; thence along the common line of said Dublin property S. 62.30 E. 1,907.0 feet to a stone; thence with the line of property now or formerly of C. O. Hooper, the following courses and distances; S. 44 W. 76.0 feet to a stake, thence S. 3-30 E. 689.0 feet to a stone; thence S. 29-05 E. 200.0 feet to a stone; thence S. 63-08 W. 431.6 feet to a stake; thence with the line of property now or formerly of Jess Lunsford S. 60-30 W. 677.0 feet to a stake, the point of beginning.

Derivation: Deed of J. Frank Ogletree, Jr., recorded April 19, 1973, recorded in Book 972 at Page 895.

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.

0.423

4328 RV.2