Box 1268, Greenville, S C. 29602

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GREENVILLE CO. S.C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1441 PAGE 29

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James R. Groome and Linda M. Groome (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 Seventy Six Thousand Eight Hundred and no/100----------DOLLARS ($ 76,800.00-----), 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,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 80 on plat of Sugar Creek, Map No. 5, recorded in Plat Book 6 H at page 2 and having the following courses and distances:

BEGINNING at an iron pin on Briar Creek Road, joint front corner of Lots 80 and 81 and running thence with the joint line of said lots, N. 57-26 W. 140 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lots 80 and 65, N. 32-34 E. 125 feet to an iron pin, joint rear corner of Lots 79 and 80; thence along joint line of Lots 79 and 80, S. 57-26 E. 140 feet to an iron pin on Briar Creek Road; thence S. 32-34 W. 125 feet to an iron pin on Briarcreek Road, the point of beginning.

Being the same property conveyed by M. G. Proffitt, Inc. by deed recorded herewith.

STAMP TAX 30.72

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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