

First Mortgage on Real Estate



BOOK 1442 PAGE 896

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary Jane Foster Lawrence

(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 Seventeen thousand, eight hundred, twenty-three and 36/100----- DOLLARS

(\$ 17,823.36), 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 eight (8) 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 to the rear of property fronting on the eastern side of Cleveland Street, near the intersection thereof with University Ridge, in the City and County of Greenville, South Carolina, being a part of the rear portion of Lot Nos. 1 and 2 of Cleveland Terrace, Map No. 2 recorded in the RMC Office for said County and State in Plat Book I, page 85 and 86 and an adjoining parcel of land and being shown on a plat of the property prepared by Dalton & Neves, Engineers, dated Dec. 1976 and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the corner of property of Mary Jane Lawrence and property of George Marks and running thence a line through Lot Nos. 1 and 2, S. 1-39 W., 43.9 feet to a point; thence S. 88-21 E., 15 feet to an iron pin; thence N. 1-38 E., 5.7 feet to an iron pin; thence along the line of property now or formerly owned by Thomas Ligon, N. 86-43 E., 62.5 feet to an iron pin; thence S. 3-49 W., 15 feet to an old iron pin; thence S. 3-49 W., 43 feet to an iron pin in or near Cleveland branch; thence with said branch as the line, a traverse line being N. 21-55 E., 130.1 feet to an iron pin off from the bank of said branch; thence along the line of property of University Ridge Apartments, N. 22-20 W., 90.85 feet to an iron pin at the corner of Lots Nos. 3 and 4; thence along the line of property of William S. Langley, S. 5-36 W. 75 feet to an iron pin; thence continuing along said line, S. 87-33 W., 63.4 feet to an iron pin; thence along the line of property now or formerly owned by Mary Jane Lawrence, S. 1-18 W., 34.8 feet to an iron pin; thence continuing along the line of said property, N. 88-48 W., 15 feet to an iron pin, the point of beginning.

The above described property is a portion of the same conveyed to R.M.Caine by deed of R.O. Tuten, recorded on October 6, 1941, in the RMC Office for said County and State in Deed Book 238 at Page 30, and is all of the same conveyed to R.M.Caine by deed of M.C.Davenport recorded in Dec. 1942 in the RMC Office for said County and State in Deed Book 249 at Page 420.

The grantee agrees to pay Greenville County and City property taxes for the tax year 1977 and subsequent years.

This is the same property conveyed by R. M. Caine dated July 27, 1978 and recorded July 31, 1978 in volume 1084 at page 198. CONTINUED ON FOLLOWING PAGES.

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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