

JOHNNIE S. TANKERSLEY
R.M.C.
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VOL 1400 PAGE 186

Second
Mortgage on Real Estate

P.O. Box 1268, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lowell L. Swiger and

Barbara Swiger

(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 Eleven Thousand Eight Hundred Eleven Dollars and sixty cents----- DOLLARS

(\$ 11,811.60), 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 FIVE (5) 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, and being known and designated as Lot No. 140, Section 3, on a plat of Lake Forest Subdivision, said Plat being recorded in the RMC Office for Greenville County in Plat Book GG at Page 77 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Hermitage Road, at the joint front corner of Lots 139 and 140 and running thence with the joint line of said Lots due S. 130 feet to an iron pin at the corner of Lot 141; thence with the line of said lot, S. 83-44 E. 206 feet to an iron pin on the west side of Rockmont Road; thence with the western side of the said road, N. 2-54 E. 50 feet to a point; thence N. 10-04 W. 85 feet to an iron pin; thence with the curve of the said Rockmont Road as it intersects with Hermitage Road, the chord of which is N. 51-25 W. 37.7 feet to an iron pin on the south side of Hermitage Road; thence with the south side of Hermitage Road, S. 87-45 W. 75 feet to a point; thence continuing with the south side of said Road, S. 89-11 W. 88.3 feet to an iron pin, the point of beginning.

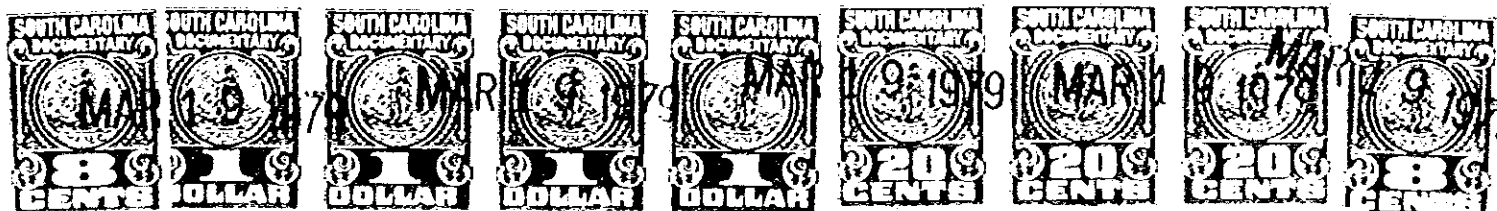
This is the same property conveyed to the grantors herein by deed of Florence Z. Mitchell and George P. Mitchell dated July 30, 1973 and recorded in the RMC Office for Greenville County in Deed Book 980 at Page 524 and is hereby conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the subject premises.

As part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Fidelity Federal Savings and Loan Association, dated July 30, 1975, recorded in the RMC Office for Greenville County, SC in Mortgage Book 1286 at Page 367, which has a present balance due in the sum of \$30,285.76.

The grantees assume and agree to pay Greenville County property taxes for the tax year 1975 and all subsequent years.

This is the same property conveyed to the grantors by deed of Carl D. Brandon and Karyl O. Brandon 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, dated Aug. 19, 1975 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.

Office, Greenville County, Deed BK 1022, Page 847.



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