

Second

First Mortgage on Real Estate

P.O. Box 1267
Greenville S.C.

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.
FILED
MAY 21 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK H. NIMMONS AND ELIZABETH J. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
NIMMONS

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 Seven-Thousand One Hundred and no/100 DOLLARS

(\$ 7,100.00), 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 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, situated on the southeast side of Riverview Drive and on the northeast side of Knollview Drive, near the city of Greenville in Greenville County, S. C. shown as Lot no. 118 on plat of Riverdale, made by Dalton & Neves, Engineers, July, 1957, recorded in the R.M.C. Office for Greenville County, S. C., in plat book KK, Page 107, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Southeast side of Riverview DRIVE at joint front corner of lot No. 118 and No. 119, and runs thence along the line of lot No. 119 S. 51.28 E . 214 feet to an iron pin; thence S.27-10W; 114 feet to an iron pin on the Northeast side of Knollview DRIVE; thence along Knollview DRIVE, n.58-06 W. 186-feet to an iron pin, thence with the curve of Knollview Drive and Riverview Drive (the chord being 11.17-04 W. 39.5 feet) to an iron pin on the Southeast side of Riverview DRIVE; thence along Riverview Drive, N.24-0 69.3 feet to an iron pin; thence with the curve or Riverview DRIVE (the chord being N.29-10 E.40.8 feet) to the beginning corner.

This is a portion of the property conveyed to the Grantor by deed Mary Sue Peterson, dated June 7, 1959, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 578, page 207.

For restrictions applicable to Riverdale, See Deed Book 582, Page 93, R.M. C. Office for Greenville County, S. C.

DERIVATION CLAUSE:

This is the same property conveyed by deed of Jack H. Nimmons, Sr. dated 12-21-70 recorded 12-21-70 in the R.M.C. office for Greenville County, in volume 904 at page 635.

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.

GCTO -----2 MY21 79 452

3.0001



0 2 1 6

4328 RV-2