

Second

First Mortgage on Real Estate

P.O. Box 1268

Deville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

VOL 1470 PAGE 77

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles W. Childers, Jr. and
Brenda G. Childers

(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 Five Thousand Four Hundred and eighty-four Dollars and 96/100-----DOLLARS

(\$ 5,484.96), 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 4 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, on the eastern side of Emma Street and being known and designated as Lot 24 according to plat of the property of N. A. Hack and Gladys G. Hack recorded in the RMC Office for Greenville County in Plat Book L, at Pages 34-35, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Emma Street, said pin being 2,510 feet north of the intersection of Emma Street and Sevier Street and running thence S. 84-30 E. 290 feet to a point; thence continuing S. 55-30 E. 15 feet to an iron pin, common corner of Lot No. 37; thence with the line of Lot No. 37 S. 2-30 E. 420 feet to an iron pin, joint corner of Lots Nos. 23 and 24; thence with the line of Lot No. 23 S. 85-00 W. 300 feet to an iron pin on the eastern side of Emma Street; thence with Emma Street N. 12-30 W. 489.4 feet to an iron pin, the point of beginning.

This conveyance is subject to such easements, rights-of-way and restrictions as appear on the property or as recorded in the RMC Office for Greenville County.

The above is the same property conveyed to the grantor herein by deed of Horace S. Massey and Eleanor H. Massey recorded in Deed Book 821, at Page 221, and by deed of Sherry S. Long dated April 6, 1971, recorded herewith.

As a part of the consideration herein, the grantee(s) assume and agree to pay that certain mortgage in favor of Collateral Investment Company in the principal amount of \$10,000.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1059, at Page 523.

This is the same property conveyed by deed of Houston W. Long, dated 4/12/71 and recorded 4/13/71 in the RMC Office for Greenville County in Volume 912 at Page 543.

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 hereto in any manner; it being the intention of the parties hereto that all such fixtures and the usual household furniture, be considered a part of the real estate.

GCTO ----- 2 JUN 13 79 684

3.0001



00700

4328 RV.2