

GREENVILLE CO. S. C.
FILED
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DONNIE S. TANKERSLEY
R.H.C.

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: MAURY L. HELMS AND

ADDIE JO HELMS

(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

Eight thousand, eight hundred, fifty nine and 00/100----- DOLLARS (\$8,859.00

), 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 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, on the northern side of Woodruff Road, containing 2.93 acres, more or less, according to plat of property of Albert Taylor prepared by Jones & Sutherland, Engineers, dated July 14, 1959, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of the Woodruff Road, and running thence along property now or formerly of Vaughn, N. 5-0 E. 459.6 feet to an iron pin in the center of the Batesville Road; thence along the center line of the Batesville Road, N. 49-30 E. 99.5 feet to an iron pin; thence continuing along the center of the Batesville Road, N. 47-05 E. 203.3 feet to a point in the center line of the Batesville Road in line of property of Maxwell; thence S. 37-10 E. 200.4 feet to an iron pin; thence continuing along line of property of Maxwell, S. 30-30 W. 591.1 feet to an iron pin in the center line of the Woodruff Road; thence along the center line of the Woodruff Road, N. 85-03 W. 85.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of P. L. Matthews, which Deed is dated June 26, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is P. O. Box 1262, Greenville, S. C. 29602

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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 mortgagors hereto that all such fixtures be included in the real estate.



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