FIDELITY FEDERAL S&L ASSOC. P.O. BOX 1268 GREENVILLE, S.C. 29602 SECOND Kirax Mortgage on Real Estate

DONNIE S. TANKERSLEY SEP 1 3 1979 MORTGAGEM  $7_{1}8_{1}9_{1}10_{1}1_{1}12_{1}1_{1}2_{1}3_{1}4_{1}5_{1}6$ 

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BILLY JOE BOWERS AND

PATRICIA G. BOWERS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, CREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Fifteen thousand, two hundred, forty-six and 00/100----- DOLLARS

), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said (\$ 15,246.00 note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which years after the date hereof, unless extended by mutual consent, the terms of said note and SIX (6)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 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, between Berea Drive and Lions Club Road, containing 2.05 acres, more or less, and having the following metes and bounds according to a survey by J. C. Hill, R.L.S. Dated December 1, 1965, entitled "Property of J. E. Huff" recorded in the RMC Office for Greenville County in Plat Book LLL at Page 147.

Beginning at a pole on the southern side of Berea Drive at the corner of property now or formerly of B. E. Huff, and running thence with the line of said property S. 13-40 W., 203.8 feet to an rion pin; thence continuing with the line of said property, S. 54-20 W. 179.9 feet through an iron pin to a point in the center of Lions Club Road; thence with the center of said Lions Club Road, N. 25-15 W., 475.2 feet; thence continuing with said Lions Club Road, N. 42-30 E., 42.1 feet to a point in the center of Berea Drive; thence with the center of Berea Drive, S. 61-00 E., 173.3 feet; thence continuing with the center of said Berea Drive, S. 72-45 E. 196.3 feet; thence leaving the center of said Berea Drive and running S. 56-35 E., 28.1 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

For derivation of title see Apt. 1211, File 5, in the records of the Greenville County Probate Court, and deeds recorded in the RMC Office for Greenville County in deed Book 789 at page 608 and Deed Book 524, page 11.

Grantees agree to pay 1972 property taxes.

This is the same property conveyed by deed of Joye II. Garraux, dated and recorded 5-8-72, in volume 943 at page 12.

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 ear ir FillE attached, connected, or fitted thereto in any manner is tures and equipment, other than the usual at all such fixtate.



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