

Second
First Mortgage on Real Estate

*J.D. Bentable
Greenville, S.C.*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



BOOK 1518 PAGE 575

575
0575

Fredrick T. and Loretta Daniel Rouser (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

DOLLARS

Thirty-Five Thousand One-Hundred Twenty-Two & 80/cents-----
(\$ 35,122.80), 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 10 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, being shown as lot No. 331 on plat entitled "Del Norte Estates Section II" recorded in Plat Book 4N at pages 12-13 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, zoning ordinances, easements of record or on the ground affecting said property.

This is the same property conveyed to the grantor by deed recorded in Deed Book 921 at Page 551 in the R.M.C. Office for Greenville County.

This is the same property conveyed by deed of Premier Investment Co., Inc. dated 3-27-72 recorded 3-27-72 in the R.M.C. Office of Greenville County in Volume 939 at Page 249.

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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 electrical fixtures attached to the same.



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