

First Mortgage on Real Estate



BOOK 1520 PAGE 407

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BARBARA F. MASSENGALE

(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 SEVEN HUNDRED AND 00/100----- DOLLARS

(\$ 5,700.00), 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,

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near Mauldin and being known and designated as the major portion of Lot 22 on plat of the property of Frank S. Smith, et al revised August 14, 1954, recorded in Plat Book JJ, page 98 and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin on the Southern side of Hyde Circle, joint front corner of Lots 21 and 22 and running thence with the line of Lot 21, S 42-15 E. 172.3 feet to an iron pin; thence N 75-51 E. 79 feet to an iron pin; thence with a new line through Lot 22 in a northwesterly direction 170 feet more or less, to a iron pin at joint corner of Lots 22 and 23; thence with Hyde Circle S 75-15 W 95 feet to the point of beginning. This being the same property conveyed to the Grantor by deed recorded in the Greenville County R&C Office in Deed Book 910, page 380 and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public records and actually existing on the ground affecting said property.

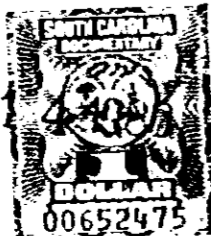
The Grantee takes the above property subject to and assumes all balances due on all liens against said property, including but not limited to mortgage held by Fidelity Federal Savings and Loan Association bearing date August 6, 1959, recorded in Greenville County R&C Office in Real Estate Mortgage Book 799, at page 195 on which there is a balance due of approximately \$3,200.00

This is the same property conveyed by deed of Ernest H. Murphy, recorded 1/17/63 in volume 714, page 491 of the R&C Office for Greenville County, SC; interest in property also received by Barbara F. Massengale from Eva J. Massengale, dated 9/5/73, recorded 9/7/73 in volume 983, page 417, of the R&C Office for Greenville County, SC.

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

it being the intention of the parties hereto that all such furniture, be considered a part of the real estate.

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