

GREENVILLE CO. S. C.

Aug 23 11 16 AM '78

DONNIE S. TANKERSLEY
R.F.C.
First Mortgage on Real Estate

Aug 23 11 09 AM '78

CLERK OF COURSE
R.F.C.

BOOK 60 PAGE 495

BOOK 1057 PAGE 616

1.000.00

MORTGAGE

6556

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles W. Hodgens & Eunice A. Hodgens

(hereinafter referred to as Mortgagee) 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 ----- Fifteen Thousand and No/100 ----- DOLLARS, (\$ 15,000.00), with interest thereon at the rate of six & one-fourth per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 15 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, O'Neal Township, situate on the southern side of Woods Creek, being bounded on the south by lands now or formerly of Jonas Smith, on the north by lands now or formerly of Mae G. Turner, on the east by lands now or formerly of James Jennings, containing 29.6 acres, and having the following metes and bounds:

"BEGINNING at an iron pin on Smith line, corner of Jennings property, and running thence N. 88-15 W. 1778 feet to pin on bank of Woods Creek; thence with Woods Creek in a northeasterly direction down said stream as a property line, 1357 feet to pin on bank of Creek; thence N. 77-10 E. 285 feet to pin by large pine tree; thence N. 65-46 E. 1173.5 feet to pin, corner of Jennings land; thence S. 15-50 W. 1307 feet to the beginning.

"Being shown as Tract 3.1, block 1, page 499.2 of the County Block Book."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 611 at Page 72 in the RMC Office for Greenville County.

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