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GREENVILLE CO. S. C.

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DORIS S. TANKERSLEY
R.M.C.

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MORTGAGE

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First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

30-179

TO ALL WHOM THESE PRESENTS MAY CONCERN: LLOYD F. KESSLER and
PATRICIA G. KESSLER (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 Seventy-seven thousand and No/100ths----- DOLLARS

(\$77,000.00--), 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 Thirty 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 southwestern side of the cul-de-sac of Old Town Way, being shown and designated as Lot No. 30 on plat of Holly Tree Plantation, prepared by Eawright Associates, Inc., dated May 28, 1973, recorded in Plat Book 4X, Pages 32 through 37 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the southern side of the cul-de-sac of Old Town Way at the joint front corner of Lots 30 and 31 and running thence along the common line of said lots S. 12-42 W. 154.46 feet to an iron pin at the joint rear corner of said lots; thence N. 87-25-00 W. 120.32 feet to an iron pin; thence N. 22-01-29 W. 132.58 feet to an iron pin at the joint rear corner of Lots 29 and 30; thence along the common line of said lots N. 71-40-00 E. 176.23 feet to an iron pin at the joint front corner of said lots on the southeastern side of the aforementioned cul-de-sac; thence along the right-of-way of said cul-de-sac, the arc of which is 51.54 feet, to the point of beginning.

Derivation: Deed of John Robert Beatty and Barbara B. Beatty recorded April 12, 1978 in Deed Book 1076 at Page 948.

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