

FILED
GREENVILLE CO. S. C.
Nov 9 4 11 PM '72

BOOK 1256 PAGE 519

First Mortgage on Real Estate

ELIZABETH RIDDLE
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN;

LECEL ANTHONY NEVES AND NANCY M. NEVES

(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
-----THIRTEEN THOUSAND SIX HUNDRED AND 00/100----- DOLLARS

(\$ 13,600.00), 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 twenty-five(25) 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, being and being in the State of South Carolina, County of Greenville, on the south side of Brookwood Drive, known and designated as the northern portion of Lot No. 45 on a plat of Park Hill Subdivision, recorded in Plat Book I, at pages 35, 36 and 37, and revised in Plat Book J, at pages 208 and 209, reference being made to the latter plat for the following metes and bounds description: BEGINNING at an iron pin on the southwest corner of the intersection of Brookwood Drive and Sevier Street; running thence S. 8-12 W., crossing a branch 96 feet to an iron pin; thence running N. 66-30 W. 123.9 feet to an iron pin; rear corner of Lot Nos. 43 and 44; thence with the line of Lot No. 43 N. 19-52 E. 85 feet to an iron pin on the south side of Brookwood Drive; thence with the south side of Brookwood Drive S. 70-08 E. 104 feet to an iron pin, the point of BEGINNING.

ALSO ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville; State of South Carolina, on the south side of Brookwood Drive, known and designated as a portion of Lot 54, shown on plat of Park Hill Subdivision, recorded in Plat Book I, at pages 35, 36 and 37, and revised in Plat Book J, at pages 208 and 209, reference being made to the latter plat for the following metes and bounds description: BEGINNING at an iron pin at the southwestern intersection of Sevier Street and Brookwood Drive; running thence along the west side of Sevier Street S. 14-12 E. 57.8 feet to an iron pin; thence S. 14-29 W. 46.4 feet to an iron pin; thence N. 70-08 W. 17.1 feet to an iron pin; thence N. 8-12 E. 96 feet to an iron pin, the point of BEGINNING.

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 attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.