

AUG 6 3 34 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1374 PAGE 683

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: SAMUEL B. ROUSE, II

(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 FORTY THREE THOUSAND and no/100-----DOLLARS

(\$ 43,000.00 ), 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 29 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 known as Lot No. 12 Chisolm Trail of Section 2, Parkins Lake Development according to a plat made October 22, 1962, by R. K. Campbell, Engineer and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, Page 93 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Chisolm Trail, joint front corner of Lots Nos. 12 and 13 and running along Chisolm Trail N. 65-25 E. 55 feet to an iron pin; thence continuing along Chisolm Trail N. 44-54 E. 65.7 feet to an iron pin; thence N. 34-42 E. 39 feet to an iron pin, joint front corner of Lots Nos. 12 and "A"; thence along the line of Lot No. "A" S. 29-29 E. 175.1 feet to an iron pin, joining rear corner of Lots Nos. "A" and 12; thence S. 33-05 W. 285 feet to an iron pin, joint rear corner of Lots Nos. 12 and 13; thence along the line of Lot No. 13 N. 9-38 W. 294 feet to an iron pin, the point and place of beginning.

The above described property is the same property conveyed to the Mortgagor here by deed of South Carolina National Bank as Trustee under Trust of Willisam M. Albergetti, Deceased

recorded in the RMC Office for Greenville County, S. C. in Deed Book 1034, Page 337.



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.

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