500 20 4 25 FH 170

First Mortgage on Real Estate

CONNIE S.TANKERSLEY R.H.C

P. O. Box 1268 (Mortgagee) Greenville, S. C. 29602

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lennie L. Anderson and Georgia Ann

D. Anderson

(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-EIGHT THOUSAND FIVE HUNDRED FIFTY AND NO/100ths----- DOLLARS

(\$ 48,550.00), 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 (30) 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 piece, parcel or lot of land with buildings and improvements thereon, lying and being on the easterly side of Royal Oak Road, in the City of Mauldin, County of Greenville, South Carolina, being known and designated as Lot No. 183 on plat entitled "Final Plat, Section 4, Porrester Woods", dated April 8, 1974, prepared by R. B. Bruce, Registered Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R at page 68 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Royal Oak Road, joint front corner of Lots Nos. 183 and 184 and running thence with the common line of said lots S. 62-53 E. 185.2 feet to an iron pin, the joint rear corner of Lots Nos. 183, 184, 186 and 187; running thence along the common line of lots Nos. 183 and 187 S. 28-07 W. 75 feet to an iron pin, joint rear corner of lots Nos. 183 and 187; thence along the common line of lot No. 183 and property now or formerly of Collins N. 74-57 W. 40 feet to an iron pin; thence continuing along said line N. 78-47 W. 150 feet to an iron pin on the eastern side of Royal Oak Road at its intersection with Crepe Myrtle Court; thence along the eastern side of Royal Oak Road N. 21-30 E. 65 feet to an iron pin; thence continuing along said road N. 32-45 E. 60 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Deed of Turnkey Enterprises dated August 20, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1041 at page 562.

"In addition to andtogether with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the

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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