

98086

350 AS

1327568
Greenville, S.C. 29602

RECORDED
GREENVILLE CO. S. C.

NOV 1 10 00 AM '76

BOOK 1381 PAGE 828

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Larry C. Thomason and Linda M. Thomason

(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 Thirty-seven Thousand Five Hundred and No/100 (\$37,500.00) DOLLARS

(\$ 37,500.00), 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 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, lying and being in the State of South Carolina, County of Greenville, on the southeasterly side of Saluda River, near the City of Greenville, S. C., containing 1.036 acres and having according to a plat entitled "Property of H. E. Runge" dated October 7, 1976, prepared by Piedmont Engineers-Architects-Planners, recorded in the REC Office for Greenville County, S. C., in Plat Book 5-1, page 95, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of a 10 foot drive easement at the joint corner of the property now or formerly owned by Samuel S. Glenn and running thence with the line of property of Samuel S. Glenn N 17-07 W 194.33 feet to an iron pin on the southeasterly edge of Saluda Lake; thence with the southeasterly edge of Saluda Lake as the line, the traverse line being N 03-22 E 139.09 feet to an iron pin, corner of property now or formerly owned by B. E. Huff; thence with the line of B. E. Huff S 23-55 E 86 feet to an iron pin; thence S 81-55 E 38.35 feet to an iron pin; thence S 70-43 E 127.15 feet to an iron pin; thence S 3-02 E 70.62 feet to a nail in the center of a 10 foot easement; thence with the center of said 10 foot easement S 82-05 W 140.78 feet to a nail; thence S 83-34 W 72.85 feet to a nail; thence S 79-39 W 58.72 feet to a nail in the center of said 10 foot drive easement, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of H. E. Runge dated October 30, 1976, and recorded in the REC Office for Greenville County, S. C., in Deed Book 1045, page 402, on November 1st, 1976.

(See Back)

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.

81
2
8
0

4328 BY 23