GREENVILLE.CO. S. C.

369: 1411 8451891

First Mortgage on Real Estate

OT 4 10 34 AH 277 DENKORTEGAGE

STATE OF SOUTH CAROLINA
OF COUNTY OF GREENVILLE

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7. F TO ALL WHOM THESE PRESENTS MAY CONCERN:

James R. Grundy and Mary G. Grundy

id Mary G. Grundy

(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-One Thousand Two Hundred and No/100ths----- DOLLARS

(\$ 31,200.00), 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.

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ALL that lot of land in said County and State, being shown as Lot 27 on plat of Burdette Estates recorded in Plat Book 4X at Page 60 in the R.M.C. Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the northerly side of Oak Park Drive at the joint front corner of Lots 26 and 27; thence N. 8-44 E. 150 feet to an iron pin; thence S. 78-56 E. 100 feet to an iron pin at rear corner of Lot 28; thence with line of Lot 28 S. 8-44 W. 145.9 feet to an iron pin on Oak Park Drive; thence with said Drive, N. 81-16 W. 100 feet to the beginning.

This is the identical property conveyed to the mortgagors herein by deed of The South Carolina National Bank dated October 3 , 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1066 at Page 129 on October 4 , 1977.

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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