BOOK 1438 PAGE 938

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
JUL 21 4 47 PM '7
CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Robert C. Christian and Brenda C. Christian
(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 Fifty-Four Thousand Nine Hundred and No/100 - - - DOLLARS

($ 54,900.00), 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 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, and being a portion of Lot 50 Westcliffe Section 2, which entire lot is shown on plat of said subdivision prepared by Piedmont Engineers & Architects, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, Pages 74 and 75, with the portion thereof hereby conveyed having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sunderland Drive at the joint front corner of Lots 50 and 51, and running thence with the line of Lot 51, S. 7-56 E. 127 feet to a point in the center line of a branch; thence in a southwesterly direction with the center line of said branch as the property line approximately 70 feet to a point in the center line of said branch, which point is S. 3-45 E. 11 feet from an iron pin on the northern side of said branch; thence leaving the center line of said branch and running with the line of property heretofore conveyed to Tyrone Doyle Kelley and Norma Jean H. Kelley, N. 3-45 W. 134 feet through the last mentioned iron pin to an iron pin on the southern side of Sunderland Drive; thence with the southern side of Sunderland Drive, S. 86-32 E. 5 feet to an iron pin; thence continuing with the southern side of Sunderland Drive, N. 89-31 E. 55 feet to the point of beginning.

-ALSO-

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the aforesaid County and State, and being known and designated as Lot 51 of Westcliffe, Section 2, according to a plat thereof by Piedmont Engineers & Architects recorded in said R.M.C. Office in Plat Book JJJ, Pages 74 and 75, and having, according to said plat, the following metes and bounds, to-wit: (CONTINUED ON BACK OF MORTGAGE)

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.