

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C. BOOK 1123 PAGE 436
APR 22 2 01 PM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leon A. Hendricks, Jr. and Anne H. Hendricks
(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 and No/100-----DOLLARS (\$ 31, 000.00), with interest thereon at the rate of seven per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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, being known and designated as Lot 47 of a subdivision known as Gower Estates, Section F according to a plat thereof prepared by R. K. Campbell and Webb Surveying and Mapping Company, dated November 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book JJJ at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Aldridge Drive, joint front corner of Lots 47 and 48 and running thence along the joint line of said lots, S. 61-30 W. 224.6 feet to an iron pin in the line of Lot 49; thence with the line of Lot 49, N. 26-30 W. 90 feet to an iron pin, joint rear corner of Lots 46 and 47; thence with the joint line of said lots, N. 55-32 E. 200.8 feet to an iron pin on the southwestern side of Aldridge Drive, joint front corner of Lots 46 and 47; thence with the southwestern side of Aldridge Drive, S. 39-18 E. 115 feet to the point of beginning; being the same conveyed to us by Conyers & Gower, Inc. by deed dated March 14, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 864 at Page 267.

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.