

FILED
GREENVILLE CO. S. C.
CLERK OF COURT
APR 13 3 46 PM '77
OLLIE EARNSWORTH
MORTGAGE

1229 419

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SAMMIE H. CALHOUN (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 Thousand -----DOLLARS

(\$40,000.00), 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:

tract containing 7.45 acres, more or less, 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 Eastern side of Summit Drive in the City of Greenville, being known and designated as a portion of Tract 11 as shown on a plat of Goodlett Farms, prepared by R. E. Dalton, dated October, 1919, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book E at page 170, and having according to a more recent plat prepared by Piedmont Engineers & Architects, dated July 30, 1964, entitled "Survey for Sammie H. Calhoun", the following metes and bounds:

BEGINNING at a point at the Southeastern corner of the intersection of Summit Drive and Meyers Court, and running thence with the Southern side of Meyers Court and with the line of property now or formerly of Shops, Inc. S. 73-20 E. 536 feet to an iron pin at or near the center of a branch; thence with the center line of said branch as the line in a Southerly direction, having a traverse line as follows: S. 18-30 W. 96 feet to a point, thence N. 72-45 W. 62 feet to a point, thence S. 15-15 W. 58 feet to a point, thence S. 23-10 E. 91 feet to a point, thence S. 59-20 E. 40 feet to a point, thence S. 17-00 W. 115 feet to a point, thence S. 36-50 W. 253 feet to a point, thence S. 67-00 W. 157.8 feet to an iron pin at or near the center of said branch; thence with the line of property now or formerly of Newton N. 26-31 W. 168.4 feet to an iron pin; thence continuing with the line of the said Newton property N. 55-27 W. 125 feet to an iron pin; thence with the line of property now or formerly of League N. 73-20 W. 200 feet to a point on the Eastern side of Summit Drive; thence with the Eastern side of Summit Drive N. 26-20 E. 330.5 feet to a point; thence continuing with the Eastern side of Summit Drive N. 24-10 E. 100 feet to a point; (description continued on back sheet of this 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.