

Aug 18 3 53 PM '77  
ELIZABETH RIDOLE  
R.M.C.

BOOK 1245 PAGE 164

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: George E. McDougall

(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 Twenty-nine Thousand and No/100ths ----- DOLLARS

(\$29,000.00), 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 18 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 on the southwest side of Altamont Road, on Paris Mountain, near the City of Greenville, being shown as Lot No. 1 on a plat of Paris Mountain Villas recorded in the RMC Office for Greenville County in Plat Book YY at Page 190 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Altamont Road, at the corner of the intersection of Altamont Road and Villa Lane, and running thence along the southwest side of Altamont Road, S. 12-40 E. 228 feet to an iron pin; thence continuing with the southwest side of said Road, S. 30-22 E. 54.15 feet to an iron pin, corner of property now or formerly belonging to Sterling Smith; thence turning and running with the line of the Smith property, N. 55 W. 60 feet to an iron pin; thence continuing with the line of Smith property, S. 60-32 W. 391 feet to an iron pin, corner of property belonging to Tankersley, et al; thence running with the line of the Tankersley property, N. 36-33 W. 299 feet to an iron pin, at the joint corner of Lot No. 2; thence running with the line of Lot No. 2, N. 48 E. 200 feet to an iron pin on the southwest side of Villa Lane; thence with the edge of Villa Lane, the following courses and distances: S. 64-12 E. 175 feet to an iron pin; N. 60-32 E. 75 feet to an iron pin; N. 49-32 E. 53 feet to an iron pin; N. 29-40 E. 73.1 feet to an iron pin at the intersection of Villa Lane with Altamont Road; thence around said intersection on a curve, the chord of which is S. 86-33 E. 38 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Jane C. Wofford, said deed being dated September 28, 1964 and recorded in the RMC Office for Greenville County in Deed Book 759 at Page 275.

It is agreed between the parties hereto that the mortgage herein shall be of equal rank with that certain mortgage given by George McDougall to Fidelity Federal Savings & Loan Association on June 11, 1965, said mortgage being recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 997 at Page 386.

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.