

FILED
GREENVILLE CO. S. C.

BOOK 1246 PAGE 390

First Mortgage on Real Estate

AUG 18 12:29 PM '77
MORTGAGE

ELIZABETH RIDDLE

STATE OF SOUTH CAROLINA R.M.C.
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John L. Hawkins and J. Dillroe

Langley, ----- (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 Twelve Thousand and 00/100 ----- DOLLARS

(\$12,000.00), 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 twenty (20) 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, in Paris Mountain Township, and being a portion of the property of H. P. McGee and C. M. McGee, as Trustees, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "L", page 79, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Paris School Road at a point approximately 47 feet northeast from the northeast corner of the intersection of Paris School Road with State Highway No. 253 and running thence N. 84-00 E. 200 feet to an iron pin on the northwest side of State Highway No. 253; thence along the line of said Highway N. 68-00 E. 143 feet to an iron pin at the corner of other property now or formerly belonging to Wade H. Batson; thence along the line of said property N. 24 W. 264 feet to an iron pin over a culvert on the southeast side of Paris School Road; thence along the line of said Paris School Road S. 42-00 W. 150 feet to a bend; thence still with said Road S. 33-00 W. 100 feet to a bend; thence still with said Road S. 22½ W. 146 feet to the beginning corner, and containing 1.18 acres, more or less.

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.

See Instrument & County Clerk's Appointment see P.S.M. Book 1261 page 409