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GREENVILLE CO. S. C.

BOOK 1279 PAGE 747

First Mortgage on Real Estate

JUN 7 10 14 AM '73

MORTGAGEERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, Fred J. Mappus, Jr. and

Hallie M. Mappus

(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-Eight Thousand and No/100-----DOLLARS

(\$ 48,000.00), 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 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, on the northerly side of Wilmington Road near the City of Greenville, being known and designated as Lot 332 of Botany Woods, Sector VII, as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book YY, pages 76 and 77, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northerly side of Wilmington Road at the joint front corner of Lots Nos. 332 and 333, and running thence along the northerly side of Wilmington Road, S. 46-15 E. 110 feet to an iron pin; thence S. 45-00 E. 60 feet to an iron pin at the intersection of Wilmington Road and Stonybrook Drive; thence following the curvature of Wilmington Road and Stonybrook Drive, the chord of which is S. 82-10 W. 31 feet to an iron pin on the northwesterly side of Stonybrook Drive; thence along the northwesterly side of Stonybrook Drive, N. 31-19 E. 185 feet to an iron pin at the joint front corner of Lots Nos. 331 and 332; thence along the common line of said lots, N. 48-54 W. 175.4 feet to an iron pin; thence S. 36-19 W. 196.7 feet to an iron pin, the point of beginning; being the same conveyed to us by John C. Cothran and Ellis L. Darby, Jr. by deed dated September 20, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 829, at Page 52."

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.