

FILED
GREENVILLE CO. S. C.

BOOK 1288 PAGE 655

AUG 2 1 23 PM '73

First Mortgage on Real Estate

GONNIE S. TANKERSLEY
R.H. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lonnie E. Prater and Rebecca F.

Prater

(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-Eight Thousand Nine Hundred Fifty and No/100ths----- DOLLARS

(\$ 28,950.00), 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 northern side of Pinehurst Drive in or near the town of Mauldin, County and State aforesaid and being shown and designated as Lot #4 on Plat of Pine Valley Estates, prepared by Dalton & Neves, Engineers, dated February, 1960, said Plat being recorded in the RMC Office of the Greenville County Courthouse in Plat Book MM at page 138 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pinehurst Drive, joint front corner of Lots No. 3 and 4 as shown on the aforesaid Plat and running thence along and with the joint property line of said two Lots N. 28-00 W. 160 feet to an iron pin; thence S. 62-00 W. 90 feet to an iron pin at the joint rear corner of Lots No. 4 and 5 as shown on the aforementioned Plat; thence running along and with the joint property line of said last two mentioned Lots S. 28-00 E. 160 feet to an iron pin on the northern side of Pinehurst Drive; thence running along and with the northern side of Pinehurst Drive N. 62-00 E. 90 feet to the beginning point.

This being the identical property conveyed to Robert H. Willis, et ux by C. S. Hattox and Wilson M. Dillard by Deed recorded in said RMC Office in Deed Book 799 at page 555 and being the same property conveyed to the Mortgagors herein by Robert H. Willis, et ux by Deed to be recorded forthwith in said Office.

For a more particular description, see the aforementioned Plat.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of

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 herefrom, 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.

RECORDED

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