

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, Richard B. Rowe

and Joyce B. Rowe (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-six thousand eight hundred - - - - - DOLLARS

(\$ 46,800.00 ), 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 southern side of Melanie Lane, Greenville County, South Carolina, being shown and designated as Lot 31 on a Plat of DELLVISTA HEIGHTS Subdivision, recorded in the RMC Office for Greenville County in Plat Book RR, at Page 125, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Melanie Lane, joint front corner of Lots 30 and 31, and running thence with the southern side of Melanie Lane, N 85-01 W, 55.7 feet to an iron pin; thence continuing with Melanie Lane, S 69-02 W, 95 feet to an iron pin; thence on the radius of a curve, the chord of which is S 24-02 W, 35.4 feet to an iron pin on the eastern side of Greenvista Lane; thence with the eastern side of Greenvista Lane, S 20-58 E, 115 feet to an iron pin, joint front corner of Lots 31 and 32; thence with the common line of said Lots, N 69-02 E, 125 feet to an iron pin; thence with the common lines of Lots 30 and 31, N 00-18 E, 123.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John D. Miller, Jr., dated July 15, 1977, to be recorded simultaneously herewith, and includes the eastern portion of Lot 30 and a portion of Lot 32, DELLVISTA HEIGHTS Subdivision, as described in said deed.

*[Handwritten signature]*

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.

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