

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN D. SEASE and PATRICIA W. SEASE,

(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 Fifty-Seven Thousand and no/100-----DOLLARS

(\$57,000.00 ), 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 Thirty (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 Holly Hill Lane, being shown as Lot No. 9 on a plat of Holly Hill, Section 1 and 2, dated February 17, 1977, and amended April 5, 1977, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-P at page 85 in the RMC Office for Greenville County, S.C., and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northern side of Holly Hill Lane, joint front corner of Lots Nos. 9 and 10, and running with the line of said lots, N.12-42 E., 165.6 feet to a point in the rear line of Lot No. 17; thence with the line of Lots 17 and 9, S.87-57 E., 14 feet to a point, joint rear corner of Lots 17 and 18; thence with line of Lots 18 and 9, S.71-43 E., 128.5 feet to a point, joint rear corner of Lots Nos. 8 and 9; thence with the line of said lots, S.30-55 W., 178.4 feet to a point in the northern side of Holly Hill Lane, joint front corner of Lots 8 and 9; thence with the northern side of Holly Hill Lane, N.68-12 W., 87 feet to a point and place of beginning.

Being the same property conveyed to Mortgagor herein by deed of FOOTHILLS DELTA P., INC., dated July 21, 1977 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1060, at page 929.

The Mortgagee's mailing address is: P.O. Box 1268, Greenville, S.C. 29602

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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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