

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXX~~ BETTY A. ROWLAND (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-Two Thousand and no/100-----DOLLARS

(\$ 52,000.00), 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, at the northeastern corner of the intersection of Montero Lane and Terramont Circle and being shown and designated as Lot 42 on plat of Sections 2 and 3 of Terra Pines Estates recorded in Plat Book PPP at Pages 18 and 19 and being more particularly described by metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Montero Lane at the joint front corner of Lots 41 and 42 and running thence with the line of Lot 41, N. 47-33 E. 253.5 feet to pin; thence N. 30-25 W. 100 feet to pin; thence continuing N. 36-35 W. 72 feet to pin on Terramont Circle; thence with the southern side of said circle the following courses and distances: S. 46-44 W. 55.2 feet; thence S. 54-15 W. 115.1 feet; thence S. 48-10 W. 90 feet; thence S. 39-13 W. 95 feet; thence with the curve of the intersection of said circle and Montero Lane, the chord of which is S. 18-45 E. 27.9 feet to pin; thence with the northern side of Montero Lane, S. 69-50 E. 100 feet and S. 61-35 E. 75 feet to the point of beginning.

Derivation: Deed of Kerry A. Sartain and Gail F. Sartain recorded Aug. 1, 1977 in Deed Book 1061 at Page 382.

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RECORDED IN DEED BOOK 1405 PAGE 689

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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