

P. O. Box 1268, Greenville, S. C. 29602

1408 334

First Mortgage on Real Estate

GREENVILLE CO. S. C.

3 31 MORTGAGE

W. W. BANKERSLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Devenger Road Land Co., a Partnership

(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 _____ One Hundred Eighty-two Thousand Eight Hundred and no/100_____ DOLLARS

(\$ 182,800.00---), 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 ~~Two~~ with final payment being due September 1, 1979, 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, being shown as Lot or tract containing 14.046 acres on plat of Property of Devenger Road Land Company, dated August 1977, recorded in the RMC Office for Greenville County in Plat Book 6C at page 54, and having such metes and bounds as is shown thereon, said plat prepared by Dalton & Neves Co., Engineers.

Mortgagee further agrees to release developed lots from the lien of this mortgage upon the payment to the mortgagee of the sum of \$7,500.00 for each lot, said sum to be applied to the balance due under the indebtedness secured hereby. The majority of this property is to be divided into lots, to be known as Section IV, Devenger Place, and plat recorded in the RMC Office for Greenville County.

This is a portion of the property conveyed to the mortgagor by deed of Bankers Trust of South Carolina as Executor & Trustee, etc., recorded August 29, 1977, in Book 1063 at page 664.

PS 11218

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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