

MORTGAGE

BOOK 1410 PAGE 573

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth G. and Nancy J. Brown (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 Four Thousand Eight Hundred Forty Five and 75/100----- DOLLARS

(\$ 24,845.75-----), 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 17 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,

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northwesterly side of Setfair Lane, being shown and designated as Lot No. 39, on plat entitled "Revision of Lots 38,39,40 and 41, Section II, Spring Forest Subdivision", recorded in the RMC Office for Greenville County, S.C., in Plat Book "VVV", at Page 103, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Setfair Lane, joint front corner of Lots Nos. 30 and 40, shown on said revised plat, and running thence N. 60-08 W. 150 feet to an iron pin; running thence N. 38-00 E. 140 feet to an iron pin; running thence S. 44-45 E. 148.6 feet to an iron pin on the northwesterly side of Setfair Lane; thence with the northwesterly side of Setfair Lane, on a curve, the chord of which is S. 37-21 W. 100 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easement and rights of way of record or on the ground.

Being the same property conveyed to James A. Trammell and Charles C. Fayssoux to William D. and Martha E. West by deed recorded in the Greenville RMC Office in Volume 864 of Deeds at Page 131 on March 17, 1969.

RECORDED TAX 200.00
PB 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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