

P.O. Box 1268
Greenville, S.C.
LEATHERWOOD, WALKER, TODD & MANN

FILED
GREENVILLE CO. S. C.

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BOOK 1412 PAGE 891

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES R. TALTON AND MYRTLE W. TALTON

(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 Six Thousand and 00/100-----DOLLARS

(\$ 6,000.00-----), 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 10 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, in the City of Greenville, on the East side of Pimlico Road and being shown and designated as Lot No. 100 on plat of Section A of Gower Estates by Dalton & Neves, dated January, 1960, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 146 and 147, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Pimlico Road at the joint front corner of Lots 99 and 100, and running thence along Lot 99, N. 67-46 E. 175 feet to an iron pin; thence S. 22-14 E. 100 feet to an iron pin; thence with the line of Lot 101, S. 67-46 W. 175 feet to an iron pin on the East side of Pimlico Road; thence along said road, N. 22-14 W. 100 feet to the beginning corner.

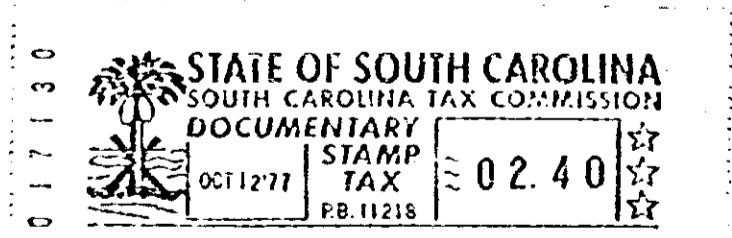
BEING the same property conveyed to the Mortgagors herein by deed of Dr. James H. Gaines, said deed being dated August 3, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Book 895 at Page 278.

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It is understood and agreed between the parties herein that Fidelity Federal Savings & Loan Association, Greenville, S. C., intends to exercise its rights under Paragraph 9 of this mortgage. The Mortgagors further acknowledge and agree that this mortgage and the debt it secures shall be non-assumable.

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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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