

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BETTY E. SHEFTALL, (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 FORTY THOUSAND AND NO/100 - - - - - DOLLARS

(\$ 40,000.00 ), 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 fifteen (15) 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, near the City of Greenville being shown as Lot 107 on plat of Section 2 of Chanticleer recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bartram Grove at the corner of Lot 106 and running thence with the turnaround of Bartram Grove, the chords of which are S. 56-12 W. 23.8 feet and S. 18-52 W. 28.8 feet to an iron pin at the corner of Lot 108; thence with line of Lot 108, N. 72-14 W. 147.6 feet to an iron pin at corner of Lot 129; thence with line of Lot 129, N. 1-37 E. 175 feet to an iron pin at corner of Lot 94; thence with line of Lot 94, S. 85-39 E. 115.2 feet to an iron pin at corner of Lot 106; thence with line of Lot 106, S. 16-06 E. 179.4 feet to point of beginning.

BEING the same property conveyed to Mortgagor herein by deed of Chanticleer Real Estate Company recorded in R.M.C. Office for Greenville County in Deed Book 796 at page 85,4-12-1966.

AND that triangular strip of land situate, lying and being in the aforesaid County and State and being shown as a triangular strip of property between Lots 106 and 107 on a revised plat of Lots 105, 106 and 107 of Chanticleer Subdivision recorded in said R.M.C. Office in Plat Book QQQ at page 169 and being described as follows:

BEGINNING on the Northern side of Bartram Grove at joint front corner of Lots 106 and 107 and running thence along the new property line between said lots, N. 17-24 W. 177.7 feet to a point; thence along the old property line between said lots, S. 16-06 E. 179.4 feet; thence along Bartram Grove, N. 85-20 E. 3.4 feet to point of beginning.

BEING the same property conveyed to Mortgagor herein by deed of J. E. Meadors recorded in said R.M.C. Office in Deed Book 824 at page 349.

THIS is to acknowledge that Mortgagor understands that Mortgagee will exercise\*

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. option under Paragraph 9 of this Mortgage.

THIS MORTGAGE may not be assumed without the written consent of Fidelity Federal Savings & Loan Association.

BEL

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