

FILED  
GREENVILLE CO. S. C.

BOOK 1426 PAGE 16

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MORTGAGEE: Fidelity Federal Savings & Loan  
P.O. Box 1263  
Greenville, S. C. 29602

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R. MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, JEAN C. RICHARDSON

(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 Five Thousand and 110/100 (\$45,000.00)----- DOLLARS

(\$ 45,000.00 ), 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 \_\_\_\_\_ 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, on the north side of Glensprings Lane, near Travelers Rest, South Carolina, and containing 5.09 acres, more or less, and being more particularly described according to plat made by W. R. Williams, Jr., RLS, dated October 27, 1972, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-W, Page 39, and plat made by W. R. Williams, Jr., dated December 31, 1974, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-K, Page 21, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Glensprings Lane, said point being 1689 feet west of Byars Road, and running thence along the northern right-of-way of Glensprings Lane S. 82-58 W. 100 feet to an iron pin; thence still with the northern side of Glensprings Lane S. 80-10 W. 200 feet to an iron pin; thence S. 75-26 W. 200 feet to an iron pin corner Robert D. Longmeyer's property; thence along Longmeyer line N. 16-11 W. 344.4 feet to an iron pin; thence along Gill line N. 56-22 E. 432.5 feet to an iron pin; thence N. 56-22 E. 105.2 feet to an iron pin; thence S. 14-34 E. 549.5 feet to the beginning corner.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the Mortgagor herein by deed of Francis C. Berry and Shirley S. Berry recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

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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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