

FILED
GREENVILLE CO. S. C.

REGA 1433 PAGE 894

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*** I, PAULINE W. GREGORY ***

(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 SIXTY-SEVEN THOUSAND (\$67,000) ONLY ----- DOLLARS

(\$ 67,000.00), 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 30 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, City of Greenville, on the west side of Parkins Mill Road, being shown and more fully described as lot #45 on a Map of Barksdale, prepared by Dalton & Neves, Engineers, dated December, 1959, recorded in the R. M. C. office for Greenville County in Plat Book QQ, pages 118 and 119 and also on a more recent plat prepared by Carolina Engineering & Surveying Co., dated 17 July 1972, entitled "Property of John A. Boland, Jr." and being the identical lot of land more fully described in that certain conveyance to Anne S. Bruce by deed of Robert W. Bruce, recorded on 4 June 1971 in Deed Book 917 at page 185, in the office of the R. M. C. in and for Greenville County, South Carolina.

AND ALSO: All that certain piece, parcel or lot of land situate, lying and being on the west side of Parkins Mill Road in the City and County of Greenville, State of South Carolina, known as a triangular portion of lot #53 as shown on a Plat of Barksdale, recorded in the R. M. C. Office for Greenville County in Plat Book QQ, pages 118 and 119 and also on a more recent plat entitled "Survey for Robert W. Bruce", dated 30 Dec. 1976, by Carolina Surveying Co., recorded in the R. M. C. Office for Greenville County in Plat Book 6-D, page 29.

AND ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on Rockingham Road, known and designated as a small rear portion of lot #46, according to a Plat made October, 1967, Revision of lots #45 and #46, by Carolina Engineering & Surveying Co., Greenville, South Carolina.

The latter two tracts above described being more fully delineated as to metes and bounds in the deed to Annie S. Bruce by Robert W. Bruce, recorded on 8 May 1978 in the R. M. C. Office for Greenville County in Deed Book 1078 at page 774.

All the above described property constitutes the identical lands conveyed to Pauline W. Gregory by deed of Anne S. Bruce, recorded of even date herewith in Deed Book 1080 at page 205, in the R. M. C. Office for Greenville County.

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

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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