

FILED
GREENVILLE CO. S. C.
JUN 26 3 32 PM '78
DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1436 PAGE 270

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William E. Givens and Rebecca M. Givens
(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 Thirty (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, being known and designated as Lot No. 247 of a subdivision known as Gower Estates, Section B, according to a plat thereof prepared prepared by R. K. Campbell, and recorded in the R.M.C. Office for Greenville County in Plat Book XX at pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Buckingham road at the joint front corner of Lots Nos. 247 and 248, and running thence with the joint line of said lots, S. 41-06 E., 159 feet to an iron pin in the line of Lot No. 269; running thence with the rear lines of Lots Nos. 269 and 270, N. 46-58 E., 145 feet to an iron pin at the joint rear corner of Lots Nos. 246 and 247; thence with the joint line of said lots, N. 54-50 W., 174.2 feet to an iron pin on the southern side of Buckingham Road, joint front corner of Lots Nos. 246 and 247; thence with the southern side of said Buckingham Road, S. 40-14 W., 105 feet to the point of beginning.

For deeds into mortgagors, see deed from Charles H. Johnson, dated June 26, 1978, and deed from Kathryn M. Johnson dated June 26, 1978, both deeds being recorded herewith.

The mortgagee's mailing address is P.O. Box 1268, Greenville, SC 29602

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX STAMP
\$ 16.00
JUN 26 1978

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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