

GREENVILLE CO. S. C.
AUG 21 11 43 AM '78
JAMES S. TAMMEROLEY
CLERK

BOOK 1442 PAGE 152

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: John M. Schmitt and Nannette M. Schmitt

(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 Ninety Four Thousand Five Hundred and 00/100 ----- DOLLARS

(\$ 94,500.00), 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 29 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 southeastern side of Plantation Drive, and being known and designated as Lot No. 108 according to a plat of Holly Tree Plantation, Phase II, Section III, prepared by Piedmont Engineers and Architects dated August 17, 1977 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6H at Page 10, and having according to said plat the following metes and bounds, to-wit;

BEGINNING at an iron pin on the southeastern side of Plantation Drive at the joint front corner of Lots 108 and 109 and running thence with Lot 109, S. 60-08 E. 185 feet to an iron pin at the joint rear corner of Lots 108 and 109; thence S. 7-05 W. 40 feet to an iron pin at the joint rear corner of Lots 107 and 108; thence with Lot 107, N. 70-47 E. 168.23 feet to an iron pin on the northeastern side of Green View Court; thence with said Court, N. 51-47 W. 35 feet to an iron pin; thence still with said Court, S. 82-25 W. 35 feet to an iron pin; thence still with said Court, N. 51-20 W. 15 feet to an iron pin; thence N. 6-21 W. 35.36 feet to an iron pin on the southeastern side of Plantation Drive; thence with said Drive, N. 38-38 E. 25 feet to an iron pin; thence still with said Drive, N. 31-41 E. 125 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Franklin Enterprises, Inc. recorded April 21, 1978 in the R.M.C. Office for Greenville County, South Carolina.

Fidelity Federal Savings & Loan Association
101 East Washington Street
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
AUG 31 1978
37.80
P.B. 11218

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.

6070
1 A 24 78
942

3.0001

0182

4328 RV-2