

FIDELITY FEDERAL S&L ASSOC.
P.O. BOX 1253
GREENVILLE, S.C. 29602
SECOND
First Mortgage on Real Estate
XXXX

DONNIE S. BARKER
F I L E
AUG 27 1978
MORTGAGE

1418-312

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donnie C. Brown AND

Janis D. Brown (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

Twenty one thousand two hundred eleven and 20/100 DOLLARS

(\$ 21,211.20), 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 10 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,

All that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of Brentwood Way, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 74 on a plat of Brentwood Section III made by Piedmont Engineers, Architects & Planners, dated November 15, 1973, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-D at page 42, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantor herein by deed of Rackley, Builder-Developers, Inc. recorded in Deed Book 1078 at page 583 on May 4, 1978, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on a note and mortgage given to Fidelity Federal Savings & Loan Association in the original sum of \$35,900.00 covering subject property recorded in Mortgage Book 1411 at page 41 on May 4, 1978, which has a present balance due in the sum of \$35,753.64.

The grantees agree and assume to pay Town of Simpsonville and County of Greenville property taxes for the tax year 1979 and subsequent years.

This is the same property conveyed by deed of Associated Builders & Developers, Inc. dated 11-30-78 recorded 12-1-78 in volume 1092 at page 895. 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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