



BOOK 1535 PAGE 913

MORTGAGE

P.O. Box 1260  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James R. Rice, Jr. and Joyce S. Rice

and James R. Rice, Sr.

(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

DOLLARS

Eight Thousand Four Hundred Ten Dollars and Eighty Cents

(\$ 8,410.80 ), 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 Five (5) 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, and being known and designated as Lot No. 18 on a plat of Canterbury Hills, Section No. 2, recorded in Plat Book "XX" at Page 191, R. M. C. Office, Greenville County South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Queensbury Drive at the joint front corner of Lots Nos. 17 and 18, and running thence with said Queensbury Drive N. 46-54 E. 75.0 feet to a point; thence continuing N. 84-22 E. 39.8 feet to a point; thence running S. 34-17 W. 90.0 feet to a point; thence continuing S.46.54 W. 50.0 feet to a point; thence running N. 43.06 W. 160.0 feet to the point of beginning.

THIS conveyance is made subject to all restrictions, easements, rights-of-way of record or otherwise, affecting the above described property.

Derivation: Deed Book 854, Page 546 - Thomas L. Gibson, et. al 20/24/68

DERIVATION CLAUSE: This is the same property conveyed by Robert C. Quesenbury and Joann B. Quesenbury by deed dated 9-15-80, Recorded 9-17-80 in volume 1133 at page 613.

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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, at at tu and fixtures and any other equipment or fixtures now or hereafter in the parties hereto that all such fixtures be part of the real estate.



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