

FILED
GREENVILLE CO. S. C.

APR 18 1 39 PM '78

JOHNNIE S. TANKERSLEY

MORTGAGE

30793

(hereinafter referred to as Mortgagor)

OLLIE FARNSWORTH

BOOK 56 PAGE 823
PAGE 573

APR 18 1978

GREENVILLE CO. S. C.
RECORDED IN PLAT BOOK GG, PAGE 75

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN F. DRAKE, JR.

(hereinafter referred to as Mortgagee) 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 Four Thousand Nine Hundred Fifty and No/100-----DOLLARS (\$ 24,950.00), with interest thereon at the rate of Seven & 3/4 (7 3/4 %) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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, in Bulter Township and being known and designated as a part of Lot No. #7 of a subdivision known as McSwain Gardens, with the Plat of that subdivision being recorded in the Office of the R.M.C. for Greenville County in Plat Book GG, at page 75 and being more specifically shown according to said Plat as follows:

Beginning at a point on the Southeastern side of Mimosa Drive, at the joint front corner of Lot 6 & 7, and running thence S. 25-41 E. 147.3 feet to a point at the rear corner of Lot No. #6; thence S. 6-05 W. 45 feet to a point in the joint sideline of Lot 7 & 8; thence N. 77-55 W. 173.2 feet to a point on the Southeast side of Mimosa Drive, at joint front corner of Lot 7 & 8; thence with the Southeastern side of Mimosa Drive in 29-55 E. 85.9 feet to a point; thence continuing with the Southeastern side of Mimosa Drive N. 45-16 E. 95 feet to the point of beginning.

"In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee the sum of 1/48th of 1% of the original

GCTC --- 1 AP18 78 159

4328 RV-2