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GREENVILLE CO. S. C.

DONNIE S. TANKERSLEY
R.H.C.

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First Mortgage on Real Estate

APR 15 12 25 PM '78
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS WAS RECORDED IN BOOK 11 DAY OF April 1978

FIDELITY FEDERAL SAVINGS & LOAN ASSN

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

31385

BY Claudia M. Gwinn

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(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 Twelve Thousand and No/100----- DOLLARS

(\$ 12,000.00), 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 ten 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, Butler Township, being known and designated as a portion of Lot No. 11 and Lot No. 12 of a subdivision known as Colonial Estates, according to a plat thereof prepared by Dalton & Neves, Engineers, April, 1951, recorded in the RMC Office for Greenville County in Plat Book W, at page 173, and having, according to said plat and to a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C., dated April 11, 1955, entitled "Property of Perry E. Gwinn, Jr.", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rodgers Drive, the joint front corner of Lots Nos. 12 and 13, and running thence along the joint line of said lots N. 61-16 W. 328 feet to an iron pin; thence N. 69-13 E. 347.6 feet to an iron pin, the joint rear corner of Lots 12 and 11; thence continuing N. 69-13 E. 90 feet to an iron pin in the rear line of Lot 11 (total 437.6 feet); thence a new line through Lot No. 11, S. 20-47 E. 250 feet to an iron pin on the northern edge of Rodgers Drive; thence along the northern edge of Rodgers Drive, S. 69-13 W. 90 feet to an iron pin, the joint front corner of Lot Nos. 11 and 12; thence continuing along the northern side of Rodgers Drive, S. 69-13 W. 135.4 feet to the point of beginning (total 225.4 feet).

Rodgers Drive is now known as Round Pond Road.

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