

JUN 18 12 01 PM '75

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.H.C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donald R. Trammell

(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 Fifteen Thousand, Seven Hundred and Fifty and No/100----- DOLLARS

(\$ 15,750.00), 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 20 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, being shown and designated as 3.0 acres on a plat entitled "Property of Donald R. Trammell", dated June 11, 1975, by Freeland & Associates, R. L. S., recorded in Greenville County Plat Book 5 L at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Roper Mountain Road at the joint front corner with property now or formerly belonging to Eva H. Jones, and running thence with the center line of Roper Mountain Road, S. 48-27 E. 257 feet to a nail and cap in the intersection of Roper Mountain Road with Feaster Road; thence following the curved center line of Feaster Road, the traverse of which is as follows: S. 4-33 W. 300 feet to a nail and cap; thence S. 18-06 W. 313.4 feet to an old nail and cap in the center of Feaster Road near the intersection of Rocky Creek Road with Feaster Road; thence along the common line with property now or formerly belonging to S.O. Bagwell, and along the center line of a gravel drive, N. 25-00 W. 533 feet to an old iron pin at the corner of property now or formerly belonging to Eva H. Jones; thence with the joint line with said Jones property, N. 38-30 E. 236 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of the devisees of Oscar Henry Bagwell, deceased, reference being made to Greenville County Probate File designated Apartment 1344, File 9, said deed being of even date and recorded herewith.



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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