

FILED  
GREENVILLE CO. S.C.

800-1348 FILE 139

First Mortgage on Real Estate

3 20 PM '77  
DONNIE S. TAYLOR  
S.H.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry C. Hart and Diana B. Hart (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 Forty-two Thousand and no/100----- DOLLARS

(\$ 42,000.00---- ), 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 twenty-nine 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 certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Austin Township, on the west side of East Georgia Road, containing 4.33 acres, more or less, and designated as Tract No. 7 on a plat prepared by C. O. Riddle, Surveyor, in August, 1971, entitled "Property of Renzie L. Cooper, Greenville County, South Carolina", and having according to said plat the following courses and distances:

BEGINNING at a point in the center of said East Georgia Road, joint corner with Tract No. 6, and running thence with the joint line of said Tract No. 6, N. 55-05 W. crossing an iron pin 22.1 feet on the western edge of said road from said point, a total distance of 964 feet to an iron pin, corner with Tract No. 6 on the J. C. Hughes line; thence with the joint line of the Hughes land, N. 84-31 E. 250.4 feet to an iron pin, back joint corner with lot or Tract No. 8 on the Hughes line; thence with the joint line of said Lot or Tract No. 8 S. 65-33 E. 735.9 feet to a point in the center of said road; crossing an iron pin 27.2 feet before reaching said point, joint corner with Tract No. 8; thence with the center of said road, S. 25-24 W. 300 feet to the beginning point, and bounded by Tracts Nos. 6 and 8, lands of J. C. Hughes and the East Georgia Road.



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.

ESTR

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