

FILED
GREENVILLE CO. S. C.

SEP 8 12 04 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1409 PAGE 350

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: William Lynn and Susan

P. Duvall

(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 Five Hundred (\$12,500.00)----- DOLLARS

(\$12,500.00), 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 fifteen 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 Chick Springs Township, and being shown and designated as the "Property of Willie B. Keller and Sammy S. Keller" on a plat prepared by Clifford C. Jones, RLS, dated March 8, 1972, and recorded in the RMC Office for Greenville County in Deed Book 938, at Page 109, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in Pittman Road, said iron pin being approximately 2/10ths miles West of Fairview Drive and running thence N. 46-15E. 196 feet to an iron pin; thence N. 85-15 W. 254 feet to an iron pin; thence along the same call (N. 85-15 W.) 133 feet to an iron pin; thence S. 12-45 W. 50 feet to an iron pin; thence S. 0-45E. 75 feet to an iron pin in Pittman Road; thence along Pittman Road S. 65-30 E. 100 feet to an iron pin in Pittman Road; thence continuing along Pittman Road S. 89-30 E. 162 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Willie B. Keller dated September 24, 1976 and recorded on September 24, 1976 in the R.M.C. Office for Greenville, South Carolina in Deed Book 1043 at Page 396.

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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, 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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