

4.80

Vol 1469 PAGE 22

First Mortgage on Real Estate

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.
FILED
JUN 4 1979
AM
7 8 9 10 11 12 1 2 3 4 5 6 PM

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT R. MADDOX and
GERALDINE MADDOX

(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

Eleven thousand, nine hundred twenty-six and 08/100----- DOLLARS

(\$ 11,926.08), 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 Eight (8) 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 piece, parcel or lot of land situate, lying and being in the County of Greenville State of South Carolina, being known and designated as a portion of the Property of Janie Austin as shown on a plat dated November 17, 1934, containing 12.17 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of West Oak Hill Road, at the joint corner of subject property and Clyde M. and Frances S. Cooley property; running thence N. 63-15 W. 2030.82 feet to a stone; running thence S.88-20-W. 412.50 feet to a stone; running thence S. 4-00 E. 210.54 feet to a stone; running thence S 66-15 E. 2334.42 feet to an iron pin in the center of West Oak Hill Road; running thence along the center of said Road, N. 64-50 E. 379.8 feet to the point of beginning.

It is my intention by this deed to convey all of the property conveyed to me by deed of record in the Office of the RMC for Greenville County in Deed Book 238 page 84, less that property conveyed by me by deed of record in deed book 838 page 610.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.

This is the same property conveyed by deed of Silas M. Cooley and Carrie Stone Cooley, dated 8-30-71, recorded 8-31-79 in volume 924 at page 68.

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



GCTG ----- JUN 4 79 718

5.0001

50221

4328 RV 2