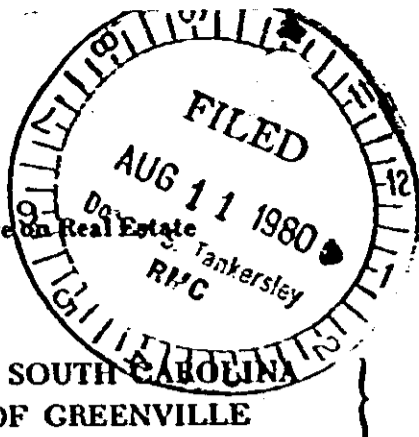


Second

Real Estate



BOOK 1510 PAGE 627

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jerome Bolden and Mary Ellen Bolden

(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 Ten thousand, six hundred, nineteen and 04/100----- DOLLARS

(\$10,619.04), 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 four (4) 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, containing 2.391 acres, more or less, lying on the northeast side of Boling Road as shown on plat dated December 1974, and surveyed by Dalton & Neves Company, Engineers, and according to said plat having the following metes and bounds:

BEGINNING at an old railroad spike in the center of Boling Road as shown on said plat and running with the center of said road S. 63-55 W. 267.8 feet to an old railroad spike; thence with the curve of said road, the chord of same being N.66-41 W. 60.1 feet to old railroad spike; thence with the center of said road N.18-43 W. 296 feet to an old railroad spike; thence along Carolyn B. Boling and N.78-54 E. 404.4 feet to an old iron pin; thence S.1-20 W.264 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property deeded to Jerome Bolden by deed of Lajuana B. Suddeth, dated August 8, 1975 and recorded in Book 1022, Page 503 on August 11, 1975. A portion (one-half) of Grantor's interest in subject property conveyed to Mary Bolden by deed of Jerome Bolden dated July 12, 1976 and recorded July 13, 1976 in Volume 1039, Page 496.

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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, any other equipment or fixtures now or hereafter attached to that all such fixtures and appurtenances to the same real estate.



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