

Our File No. 9165

GREENVILLE CO. S. C.

FANT & FANT, ATTYS.

OCT 5 2 56 PM '77

DENNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

BOOK 1412 PAGE 58

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Betty T. Foldes

(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 Twenty Thousand and NO/100----- DOLLARS (\$ 20,000.00), with interest thereon at the rate of 8 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty 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

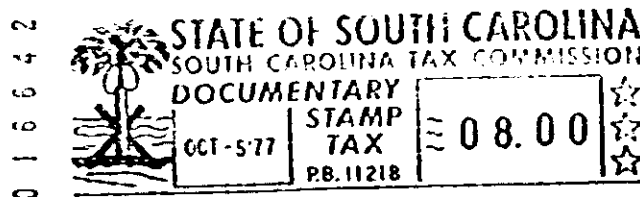
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, and designated as Lot No. 34, Section 2 on plat of Sunset Heights recorded in Plat Book RR at Page 85 of the R. M. C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Vesper Circle, the front corner of Lots 33 and 34, and running thence with the joint line of said lots, S. 17-31 W. 222.9 feet to an iron pin in the rear line of Lot No. 37; thence with the rear line of said lot, S. 68-34 E. 23 feet to an iron pin corner of Lot No. 35; thence with the line of said lot, N. 53-46 E. 227.6 feet to an iron pin on the southwest side of Vesper Circle; thence with the curve of the southwest side of said street, N. 45-28 W. 77.5 feet to an iron pin; thence continuing N. 68-31 W. 89 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by Deed of Administrator of Veterans' Affairs of even date to be recorded here-with:



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.

0050

4328 RV-23