

P. O. Box 1268  
Greenville, S.C. 29602

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GREENVILLE, CO. S. C.  
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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1412 PAGE 293

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM L. MAHAFFEY and  
JANET B. MAHAFFEY (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 -----  
-----SEVENTEEN THOUSAND AND NO/100----- DOLLARS

(\$ 17,000.00 ), 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 fifteen (15) 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 1.13 acres as shown on plat entitled "William L. and Janet B. Mahaffey", dated September 8, 1975, prepared by J. L. Montgomery, III., R. L. S. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern edge of Jonesville Road at the corner of property of the grantees herein and herein described property and running thence S. 70-36 E. 563.00 feet to an iron pin in creek passing over an old iron pin 150.5 feet back on line; thence with the meanders of said creek as the line S. 9-28 E. 94.1 feet to an iron pin; thence with the line of property now or formerly of the grantor herein N. 71-04 W. 329.55 feet to an iron pin; thence N. 71-57 W. 254.8 feet to an iron pin on the eastern edge of Jonesville Road; thence with said road N. 4-33 E. 94.31 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Marvin A. Mills, dated October 2, 1975, recorded October 3, 1975, in the RMC Office for Greenville County in Deed Volume 1025 at page 276.

ALSO: All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, located on the east side of Jonesville Road, east of Simpsonville, and having according to a survey and plat made by C. O. Riddle Survey on June 28, 1966 the following metes and bounds, to wit:

BEGINNING at a point in the center of the Jonesville Road, joint corner with J. C. Burdett Property and running thence along Burdett line S. 41-27 E. 717.4 feet to an iron pin; thence S. 40-57 E. 90.8 feet to an iron pin; thence N. 73-09 W. 576 feet to a point in center of Jonesville  
(continued on back)

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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