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BOOK 47 PAGE 579

OLLIE FAENSBORTH
R.M.C.

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN PERKINS and LORITA H. PERKINS (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 ---Forty Thousand and No/100--- DOLLARS (\$ 40,000.00), with interest thereon at the rate of Five & One-Half 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 25 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, on the southern side of East Seven Oaks Drive, near the City of Greenville, being shown as lot No. 83 on a revised PLAT OF CHANTICLEER, recorded in Plat Book EEE at Page 79, and described as follows:

BEGINNING at an iron pin on the southern side of East Seven Oaks Drive, corner of lot No. 82, and running thence with the southern side of said drive, S. 82-22 E. 55 feet and N. 88-01 E. 55 feet to iron pin corner of lot 84; thence with the line of said lot, S. 6-53 E. 223.4 feet to iron pin; thence N. 7-33 W. 185 feet to pin, joint corner of lots 82 and 83; thence with the line of lot 82, N. 13-02 E. 173.3 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Chanticleer, Inc. by deed to be recorded.

DILLARD & MITCHELL, P.A. 11 10 37 PM '77
GREENVILLE, S.C.

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