

FILED
GREENVILLE CO. S.C.
SEP 20 10 26 AM '77

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JUL 7 - 3 25 PM 1977

First Mortgage on Real Estate
DONNE S. STANKERSLEY
R.H.C.

MORTGAGE

9033

Notary Public in and for the State of South Carolina
Notary Seal of *David Charles*
Notary Seal of *David Charles*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Sterling R. Mensch, Jr. and Florence P. Mensch
(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 FIVE THOUSAND AND NO/100THS- DOLLARS (\$25,000.00), with interest thereon at the rate of 6-3/4% 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-five 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 (\$100) 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 eastern side of Independence Drive, near the City of Greenville, being shown as Lot 21 on plat of Section 2 of Pelham Estates recorded in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin on the eastern side of Independence Drive at the corner of Lot 22, and running thence with the eastern side of said Drive, N. 23-24 E. 150 feet to an iron pin at the corner of Lot 20; thence with the line of said lot, S. 66-36 E. 199.9 feet to an iron pin; thence S. 23-26 W. 149.87 feet to an iron pin at the corner of Lot 22; thence with the line of said lot, N. 66-36 W. 199.8 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of McCall-Threatt Enterprises, Inc. to be recorded herewith.

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