

REC'D CIVIL S.C.
FEB 28 2 37 PM '78
CLERK
EDWARD S. TAYLOR
R.H.C.

BOOK 55 PAGE 512

BOOK 1010 PAGE 1

HAYNSWORTH, PETER, CLERK
MORON & JOHNSTON, ATTYS

First Mortgage on Real Estate

FEB 28 1978 MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

25039

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. B. Landers

(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 Sixteen Thousand and no/100----- DOLLARS (\$ 16,000.00---), with interest thereon at the rate of Five & three-fourths percent 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 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, situate on the Southeast side of Knoxbury Terrace in the City of Greenville, being shown and designated as Lot 1 on a plat of Section A of Halter-Norwood Terrace, recorded in Plat Book XX at page 161 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeast side of Knoxbury Terrace at the joint front corner of Lots 1 and 2 and running thence with the Southeast side of Knoxbury Terrace, N. 33-26 E. 95 feet to an iron pin; thence S. 68-43 E. 58.4 feet to an iron pin; thence S. 13-28 J. 132.7 feet to a pin at rear corner of Lot 2; thence with the line of Lot 2, N. 46-55 W. 103.9 feet to an iron pin on Knoxbury Terrace, point of beginning.

Being one of the lots conveyed to the Mortgagor by deed recorded in Deed Book 750 at page 483.

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