

First Mortgage on Real Estate

MORTGAGE JUN 12 3 42 PM 1959

FILED
GREENVILLE, S. C.

CLERK
COURT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE F. TOWNES" (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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Forty-five Hundred and No/100 -----

DOLLARS (\$ 4500.00), with interest thereon from date at the rate of six(6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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, lying on the southern side of intersection of Welcome Road with Washington Avenue, in Gantt Township, near the City of Greenville, being shown as Lot 12, Block B on a plat of the property of H. K. Townes, prepared by Pickell & Pickell, dated March 21, 1947, and recorded in Plat Book W, Page 13, and according to said plat being more particularly described as follows:

BEGINNING at the intersection of Welcome Road with Washington Avenue and running thence with Washington Avenue S. 59-43 E. 65 feet to an iron pin at the corner of property now or formerly of Robert I. Slater; thence with the line of said property S. 30-17 W. 185 feet to an iron pin in the rear line of Lot 6; thence with the line of said lot N. 59-43 W. 6.35 feet to an iron pin at the rear corner of Lot 7 and Lot 11; thence with the line of Lot 11 N. 21-02 W. 159.9 feet to an iron pin on the southeastern side of Welcome Road; thence with the southeastern side of said road N. 68-17 E. 107.75 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed recorded in Deed Book 623, Page 100.

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.

PAID AND SATISFIED IN FULL
THIS 9 DAY OF Jan. 1964
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Elizabeth Nicoll
Secretary-Treas.

WITNESS:
Glenda Sanders
Virian McCarson

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Feb. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 20135