

FILED
GREENVILLE CO. S. C.

JUN 10 11 35 AM 1934

BOOK 962 PAGE 411

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James H. Simkins and Elizabeth N. Simkins

(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-One Thousand Eight Hundred and No/100 ----- DOLLARS
(\$21,800.00), 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 southwestern side of Morningdale Drive, in the City of Greenville, being designated as Lot 5 of Block I on plat of Northgate, recorded in Plat Book G at Pages 135-136, and being more particularly described as follows:

"BEGINNING at a point on the southwestern side of Morningdale Drive, at the joint front corner of Lots 5 and 6, and running thence in a southwesterly direction along line of Lot 6, 158.2 feet to a point; thence with the line of Lot 4 in a southeasterly direction 175.5 feet to point on the southwestern side of Morningdale Drive; thence with the curve of Morningdale Drive, 178.3 feet to the beginning point."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 700 at Page 79 in the RMC Office for Greenville County.

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.

INDEXED AND CANCELLED OF RECORD

6th DAY OF March 1934

L. M. C. FOR GREENVILLE COUNTY, S. C.

11:00 O'CLOCK P. M. NO. 10281

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 117 PAGE 1889