

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES THEODORE

(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-Seven Thousand and No/100 ----- DOLLARS (\$27,000.00), with interest thereon at the rate of six 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 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,

~~that certain piece of parcel~~ those two lots "All ~~that certain piece of parcel~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate at the southeastern corner of the intersection of West McBee Avenue and South Academy Street, in the City of Greenville, and when described together have the following metes and bounds:

"BEGINNING at a stake at the southeastern corner of West McBee Avenue and Academy Street, and running thence along the southeastern side of Academy Street 145 feet, more or less, to alley; thence in an easterly direction along said alley 116.4 feet to pin; thence N. 22-45 E. 145 feet, more or less, to pin on McBee Avenue; thence with the southern side of McBee Avenue, N. 68-50 W. 102.8 feet to the point of beginning. Said premises being shown as 58-1-(1) & (7) on City Block Book."

ALSO,
"All that other lot of land in the State of South Carolina, County of Greenville, fronting on Academy Street, in the City of Greenville, shown as 58-1-2(a) on City Block Book, and described as follows:

"BEGINNING at a point on Academy Street approximately 186 feet 4 and 5/8 inches south of the southeasterly corner of the intersection of West McBee Avenue and Academy Street, which point is in the center of a brick wall and which line runs thence approximately S. 70-40 E. with the center of said wall and beyond for a total length of 180.3 feet, more or less, to an iron pin at the western edge of a sixteen foot driveway; thence along said driveway, N. 19-20 E. 9.3 feet, more or less; thence N. 70-40 W. 58.1 feet, more or less, to an iron pin; thence N. 19-20 E. 21 feet, more or less, to an iron pin in the south side of an alley at point on the outer edge of the western brick wall of the building now or formerly of J. H. Morgan, et al., which fronts McBee Avenue; thence along the southern side of said alley, N. 70-40 W. 119.1 feet, more or less, to Academy Street; thence along Academy Street, S. 26-20 W. 30.38 feet, more or less, to the beginning corner."
- SEE REVERSE SIDE -

PAID AND SATISFIED IN FULL
THIS 18th DAY OF March 1965
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY: H. S. Erius

WITNESS
David C. McManaway
Joy L. Sinclair

SATISFIED AND CANCELLED OF RECORD
19th DAY OF March 1965
Bill Jarman
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:59 O'CLOCK P. M. NO 26055