

First Mortgage on Real Estate

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Theodore R. Siefert and Louise A. Siefert

(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 Eighteen Thousand Seven Hundred and No/100----- DOLLARS (\$18,700.00), 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 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, and being at the south-westerly corner of intersection of Arbutus Trail and Lockwood Avenue, in the City of Greenville, S. C., being shown as Lot No. 51 on the plat of Elletson Acres as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book EE, page 161 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the southerly side of Arbutus Trail, at the joint front corner of Lots 51 and 52 and running thence along the joint line of said lots S. 29-12 E. 177.2 feet to an iron pin in the line of Lot 73; thence with the line of Lot 73 and continuing with the line of Lot 74 N. 53-38 E. 127 feet to an iron pin on the westerly side of Lockwood Avenue, which pin is the joint corner of Lots 74 and 51; thence along the westerly side of Lockwood Avenue N. 41-37 W. 148 feet to an iron pin; thence around the corner of the intersection of Lockwood Avenue and Arbutus Trail and following the curvature thereof N. 81-23 W. 31 feet to an iron pin on the southerly side of Arbutus Trail; thence along the southerly side of Arbutus Trail S. 58-40 W. 70 feet to the beginning corner.

The Mortgagors agree that after the expiration of ten years from the date hereof the Mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan and the Mortgagors agree to pay to the Mortgagee as premium for such insurance one-hald (1/2) of one (1) percent of the principal balance then existing.

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.

SATISFIED AND CANCELLED OF RECORD

22nd DAY OF July 1987
Bonnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:36 O'CLOCK P. M. NO. 3847

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 109 PAGE 353