

First Mortgage on Real Estate

FILED 0001  
GREENVILLE CO. S. C.

91 PAGE 457

**MORTGAGE**

APR 14 4 25 PM 1965

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE L. B. NORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**JAMES BOYCE GOWAN**

(hereinafter referred to as Mortgagor) SEND (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 ~~Fifty-eight Thousand Three Hundred and No/100ths~~ <sup>fourth</sup> ~~-----~~ DOLLARS (\$ 58,300.00 ), with interest thereon at the rate of ~~five and three-~~ <sup>per cent</sup> 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, in the City of Greenville, on the Northern side of Crescent Avenue, being known and designated as Lot No. 2 as shown on a plat of Property of Alester G. Furman, Jr., made by Pickell & Pickell, Engineers, September 20, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book U at page 133, and is also shown as a part of Lots Nos. F and H and all of Lot G on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 48, and is further shown as a part of Lots Nos. 23 and 25 and all of Lot No. 24 on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E, at page 137, and having, according to said plat of Pickell & Pickell referred to above, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crescent Avenue, which iron pin is 130 feet West of the Northwest corner of the intersection of Crescent Avenue and Capers Street, and running thence with Crescent Avenue S. 84-40 W. 129 feet to an iron pin; thence N. 5-16 W. 331 feet to an iron pin; thence N. 89-07 E. 127.1 feet to an iron pin in the line of Lot No. 1, on Pickell plat; thence with the line of said lot, S. 5-41 E. 321.2 feet to the point of beginning.

TOGETHER with the mortgagor's right and interest in and to the sewer lines and the easements for maintaining said lines, all of which are more fully described in the deed from L.M. Cline, Jr. and Margaret Ellen Cline to the mortgagor herein, dated May 12, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 673 at page 375.

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**

3rd DAY OF June 1962  
Annie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:15 O'CLOCK P. M. NO. 35162

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 132 PAGE 49