

OCT 29 9 20 AM 1968

BOOK 1107 PAGE 455

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ralph H. Kay, Jr. and Joyce H. Kay
(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 Eleven Thousand and no/100----- DOLLARS (\$ 11,000.00), with interest thereon at the rate of Six and Three-Fourths percent 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 Twenty 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 southeast side of Eastbourne Road and having, according to a plat of "Property of Ralph Kay", dated September 14, 1968, prepared by Jones Engineering Services, the following metes and bounds:

BEGINNING at a point on the southeast edge of Eastbourne Road, 580 feet, more or less, from Whitehaven Drive and running thence along the southeastern edge of Eastbourne Road, S. 57-00 W. 200 feet to a point; thence along a line of Moore Property, S. 33-00 E. 250 feet to a point; thence N. 57-00 E. 200 feet to a point; thence N. 33-00 W. 250 feet to the beginning corner and being part of the land conveyed to Thomas H. Moore, Jr. by Alice M. Anders, et al., by deed dated February 21, 1951, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 429, at page 407.

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 23 DAY OF Jan. 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY David E. McManaway asst. V.P.

WITNESS

Betty C. Trammell
Jean B. Padgett

SATISFIED AND CANCELED OF RECORD

23 Jan 1970
Ellis Farnsworth
R. M. CLERK GREENVILLE COUNTY, S. C.
AT 2:17 O'CLOCK P. M. NO. 11514