

REC-2 8:50 AM '71
Ollie Farnsworth
R. H. C.
BOOK 1179 PAGE 626

First Mortgage on Real Estate
Pleasantburg

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Luc C. Raeckelboom and
Cecil B. Raeckelboom (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 Fifteen Thousand and no/100----- DOLLARS (\$15,000.00---), with interest thereon at the rate of Eight----- 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 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 northwestern side of Lockwood Avenue in the City of Greenville, being shown as Lot No. 69 on plat prepared by Woodward Engr. Co., dated September 1955, entitled "Elletson Acres, Section A," recorded in the RMC Office for Greenville County in Plat Book EE at page 161, and having according to a more recent survey prepared by Piedmont Engineering Service, dated June 20, 1957, entitled "Property of Hugo Baldelli and Helen F. Baldelli" and recorded in the RMC Office for Greenville County in Plat Book NN at page 109, the following metes and bounds:

Beginning at an iron pin on the northwestern side of Lockwood Avenue, which iron pin is located 315 feet in a northerly direction from the northwest corner of the intersection of Lockwood Avenue and Lowndes Hill Road at the joint front corner of Lots Nos. 68 and 69, and running thence with line of Lot 68, N 56-32 W 187.4 feet to an iron pin in line of Lot 57; thence with line of Lots 57 and 56, N 16-29 E 107.8 feet to an iron pin at the joint rear corner of Lots 69 and 70; thence with line of Lot 70 S 50-22 E 220.9 feet to an iron pin on the northeastern side of Lockwood Avenue; thence with the northwestern side of Lockwood Avenue S 33-39 W 79.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Ruth A. Gasse by deed to be recorded herewith.

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.