

First Mortgage on Real Estate

FILED BOOK 878 PAGE 447
GREENVILLE CO. S. C.

MORTGAGE JAN 6 11 AM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE J. SMITHWORTH
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
W. H. Zuest and Mary Z. Zuest

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of
----- Nineteen Thousand Five Hundred and No/100 -----
DOLLARS (\$19,500.00), with interest thereon from date at the rate of Five & Three-Fourths per centum per annum, said principal and interest to be repaid in monthly installments of -----
One Hundred Thirty-Seven & No/100 Dollars (\$137.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, 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, being known and designated as Lot 154, Section 3, of Lake Forest, recorded in Plat Book 00 at Page 77, in the R. M. O. Office for Greenville County, and having according to a more recent survey by R. K. Campbell, dated August 1, 1960, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Rockmont Road, at the joint front corner of Lots 153 and 154, and running thence with the line of Lot 153, N. 52-24 E. 312.2 feet to an iron pin; thence with the branch as the line, the traverse of which is N. 30-48 W. 179 feet to an iron pin; thence continuing with the branch, the traverse of which is N. 70-06 W. 118.6 feet to an iron pin, joint rear corner of Lots 154 and 155; thence with the line of Lot 155, S. 36-41 W. 321.1 feet to an iron pin on Rockmont Road; thence with said Rockmont Road S. 46-44 E. 191.3 feet to the point of beginning."

Being the same property conveyed to the mortgagors by Richard W. Collier and Ellen Betty Collier 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.

PAID AND SATISFIED IN FULL
THIS 17 DAY OF July 1962
FIDELITY FEDERAL SAVINGS & LOAN ASSN
BY James S. [Signature]
W. H. Zuest
Mary Z. Zuest

RECORDED
INDEXED
JAN 10 1962
GREENVILLE COUNTY, S. C.