

First Mortgage on Real Estate

FILED
GREENVILLE CO. S.C.
NOV 9 3 24 PM 1966
CLERK OF COURTS

MORTGAGE

BOOK **1044** PAGE **240**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank H. Spears, Jr. and Marianne G. Spears
(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 Thirty-Four Thousand Five Hundred and No/100 DOLLARS (\$ 34,500.00), with interest thereon at the rate of six and one-fourth 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-five 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 northeast side of Cleveland Street Extension, in the City of Greenville, S. C., being shown as a portion of Lots 12, 14 and 15 on plat of Section E of Gower Estates, made by R. K. Campbell, Webb Surveying & Mapping Co., October, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, page 71, and being designated as Lot No. 12 of Section E of Gower Estates on a revised plat of Lots 12, 14 and 15, made by H. C. Clarkson, Jr., March 11, 1966, recorded in the RMC Office for Greenville County, S. C., in Plat Book MMM, page 63, and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Cleveland Street Extension at the joint front corner of Lots Nos. 12 and 12-A as shown on the revised plat referred to above and runs thence N 37-01 E 210.2 feet to an iron pin; thence N 42-43 W 138 feet to an iron pin; thence S 55-45 W 132 feet to an iron pin; thence S 78-02 W 119.4 feet to an iron pin on the northeast side of Cleveland Street Extension; thence along Cleveland Street Extension S 44-36 E 138.4 feet to an iron pin; thence still along Cleveland Street Extension S 53-23 E 120 feet to the beginning corner.

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
2th DAY OF June 19 77
Hessieal Sant Orsley
R. M. C. FOR GREENVILLE COUNTY, S. C.
2:38 O'CLOCK P. M. NO. 35202

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 48 PAGE 691