

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
BOOK 1054 PAGE 113
APR 5 4 53 PM 1967

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HELEN R. SIMS

(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 ----- Two Thousand Five Hundred and No/100 ----- DOLLARS (\$ 2500.00), with interest thereon at the rate of six and three-fourths 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 six 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, at the northwestern corner of intersection of Long Hill Street and Pleasant Ridge Avenue, shown as Lot No. 13 on Plat of Pleasant Valley, recorded in Plat Book P, Page 92, in the R. M. C. Office for Greenville County, and being further described according to said plat as follows:

BEGINNING at an iron pin on the northern side of Pleasant Ridge Avenue at the joint front corners of Lot Nos. 13 and 14, and running thence along the line of Lot No. 14, N. 00-08 W. 160 feet to an iron pin; thence N. 89-52 E. 60 feet to an iron pin on the western side of Long Hill Street; thence along the western side of Long Hill Street S. 00-08 E. 135 feet to an iron pin; thence in a curve the chord of which is S. 45-08 W. 35.3 feet to an iron pin on the northern side of Pleasant Ridge Avenue; thence along the northern side of Pleasant Ridge Avenue S. 89-52 W. 35 feet to the beginning point.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 676, Page 502.

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
9 DAY OF Feb. 1973
Bonnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:13 O'CLOCK P. M. NO. 22589

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 13 PAGE 606