

FILED
GREENVILLE CO. S. C.

17157

First Mortgage on Real Estate

MORTGAGE

JUL 14 8 31 AM 1957

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }OLLIE F. FARNWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. E. NICHOLS, JR. AND ANNE B. NICHOLS

(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 Eighteen Thousand Nine Hundred and No/100 ----- DOLLARS (\$18,900.00), with interest thereon at the rate of six & three-fourths 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 25 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, being shown as Lot 110 on plat entitled Brook Glenn Gardens, recorded in Plat Book JJJ at Page 45, and described as follows:

"BEGINNING at an iron pin on the northern side of Ravensworth Road, joint front corner of Lots 109 and 110, and running thence with the line of Lot 109, N. 6-12 E. 145 feet to an iron pin in the rear line of Lot 111; thence with the line of Lot 111, S. 83-50 E. 140.1 feet to an iron pin on Kensington Road; thence with the western side of Kensington Road S. 6-00 W. 120 feet to an iron pin at the corner of Kensington Road and Ravensworth Road; thence with the curve of said corner, the chord of which is S. 51-08 W. 35.15 feet to iron pin on the northern side of Ravensworth Road; thence with the northern side of said Road, N. 83-45 W. 115.55 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed of Joe E. Hawkins Enterprises, Inc., to be recorded herewith.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagors agree to pay to the mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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 April 19 71
FIDELITY FEDERAL SAVINGS & LOAN ASSOBY Gary M. Woods *act. v.p.*

WITNESSES:

Vida O. Coster
Catherine E. Farnsworth

SATISFIED AND CANCELLED OF RECORD

26 DAY OF April 19 71
Ollie FarnsworthR. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:46 O'CLOCK P. M. NO. 25042