

FEB 21 2 41 PM 1963

BOOK 1084 PAGE 409

First Mortgage on Real Estate

OLLIE F. NEWBIRTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank and Geraldine P. Rivera (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

Twenty Thousand and No/100ths----- DOLLARS
(\$ 20,000.00), with interest thereon at the rate of Six and three-fourths percent 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 20 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 known and designated as Lot No. 13, Botany Woods, Inc., as shown on plat recorded in the R.M.C. Office in Plat Book YY at page 173 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Kingsridge Drive at the corner of Lot No. 12; thence S 20-39 E 276.6 feet to an iron pin; thence S 72-39 W 90 feet to an iron pin; thence N 22-44 W 276.2 feet to the southern side of Kingsridge Drive; thence with said Drive, N 72 E 100 feet to the point of beginning.

This property is subject to restrictive covenants of record pertaining to said subdivision and subject to the Duke Power right of way across the rear of said lot as shown on said plat.

This is the same property conveyed to me by deed of George V. and Rachel A. Miller, to be recorded of even date 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 22 DAY OF June 19 71
FIDELITY FEDERAL SAVINGS & LOAN ASSO
BY Milton J. Whitman, Jr.
Secretary-Treasurer

WITNESSES:
William G. ...
Henry G. ...

SATISFIED AND CANCELLED OF RECORD
25 DAY OF June 19 71
Ollie F. Newbirth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:40 O'CLOCK P. M. NO. 2212