

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. Proffitt, Inc. (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-three Thousand and no/100-----DOLLARS (\$ 23,000.00 ), with interest thereon at the rate of 6 3/4 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 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, southern side of Chateau Drive near the City of Greenville, being shown as Lot 113 on plat of Merrifield Park recorded in Plat Book 000 at page 177, and more fully described as follows:

BEGINNING at an iron pin on the southern side of Chateau Drive at corner of Lots 114 and thence with curve of the southern side of said Drive, the chord of which is S 72-47 E 90 feet to an iron pin at corner of Lot 112; thence with line of said lot, S 6-05 W 299.8 feet to an iron pin; thence N 51-58 W 213 feet to an iron pin at corner of Lot 114; thence with line of said Lot, N 30-23 E 224.5 feet to the beginning corner.

Being conveyed subject to restrictions recorded in Deed Book 836, page 25, and also to a 20-foot drainage easement along the two branches as shown on said plat and to all other easements and rights-of-way of record affecting said property.

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 Sept. 1968  
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY

WITNESS:

SATISFIED AND CANCELLED OF RECORD

27 DAY OF Sept. 1968  
R. M. G. FOR GREENVILLE COUNTY, S. C.  
AT 11:30 O'CLOCK A. M. NO. 7434