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CLERK OF COURTS

BOOK 1026 PAGE 16

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Rex H. O'Steen and Dorothy Lee O'Steen

(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 ----- One Hundred Fifty-Six Thousand and No/100 ----- DOLLARS (\$ 156,000.00), with interest thereon at the rate of six 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 15 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, in the City of Greenville, bounded on the east by Townes Street, on the north by Marshall Avenue, on the west by DeCamp Street, and on the south by Lot 26, being shown as Lots 16, 17 and 25 on a plat recorded in Deed Book TT at Page 648, and having according to a plat by Dalton and Neves, dated May 1964, entitled 'Property of Rex H. O'Steen and Dorothy Lee O'Steen', recorded in Plat Book FFF at Page 162, the following metes and bounds:

"BEGINNING at an iron pin on the western side of Townes Street, at the corner of Lot 26, and running thence with the line of Lot 26, N. 66-17 W. 150 feet to iron pin on the eastern side of DeCamp Street; thence with the eastern side of DeCamp Street N. 15-30 E. 223 feet to iron pin at the junction with and on the southern side of Marshall Avenue; thence with the southern side of Marshall Avenue S. 66-53 E. 150 feet to iron pin at the junction with and on the western side of Townes Street; thence with the western side of Townes Street S. 15-30 W. 224.7 feet to the point of beginning."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 751 at Page 416 in the R.M.C. Office for Greenville County.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 41 PAGE 785

SATISFIED AND CANCELLED OF RECORD
24th DAY OF Sept 1976
Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY
AT 9:55 O'CLOCK A.M. 8192