

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUL 3 2 00 PM 1968

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE TANNENWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. George Croft (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-Six Thousand and No/100-----DOLLARS (\$ 26,000.00), with interest thereon at the rate of six and three-fourths (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, located on the northern side of Montero Lane and on the east side of Terramont Circle and known as Lot 42 on a plat of Sections 2 and 3 of Terra Pines Estates according to a plat thereof made by Piedmont Engineering Service, December 1958 revised March 1966 and recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Pages 18 and 19 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Montero Lane at the joint front corner of Lots 41 and 42 and running thence along the line of Lot 41, N. 47-33 E. 253.5 feet to an iron pin on the edge of the lake and thence along the edge of said lake, N. 30-25 W. 100 feet to an iron pin; thence N. 36-35 W. 72 feet to an iron pin on the east side of Terramont Circle; thence along Terramont Circle, S. 46-44 W. 55.2 feet to an iron pin; thence still along Terramont Circle, S. 48-10 W. 90 feet to an iron pin; thence still along Terramont Circle, S. 39-13 W. 75 feet to an iron pin; thence with the curve of Terramont Circle and Montero Lane, the chord being S. 18-45 E. 27.9 feet to an iron pin on the northern side of Montero Lane; thence along Montero Lane, S. 69-50 E. 100 feet to an iron pin; thence still along Montero Lane, S. 61-35 E. 75 feet to the point of beginning."

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 BARRISHED BY FULL

THIS 3rd DAY OF July 1968
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY W. B. Quinn
Secretary-Treas

WITNESS:
Paulina Reynolds
Martha Miller

SATISFIED AND CANCELLED OF RECORD
DAY OF July 1968

Ollie Tannenworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:47 O'CLOCK A. M. NO. 444