

USL—FIRST MORTGAGE ON REAL ESTATE

PROVENOR—JARRARD CO.—GREENVILLE 52192

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Bill B. Grogan

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirty-Five Hundred and No/100 - - -

DOLLARS (\$ 3,500.00), with interest thereon from date at the rate of four (4%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 Ward Four of the City of Greenville, in a subdivision known as Oakland Heights, property of W. C. Cleveland, plat of which is recorded in Plat Book C at Page 147 in the R.M.C. Office for Greenville County, being known and designated as Lot No. 23 on the South side of Lois Street, and described as follows:

"BEGINNING at an iron pin 240 feet East of the intersection of Lois Street and Oakland Avenue, and running thence with Lois Street, S. 62-19 E. 60 feet to an iron pin, corner of Lot No. 24 thence S. 34-50 W. 150 feet to an iron pin, corner of Lot No. 29; thence with the rear line of Lot No. 29, N. 62-19 W. 60 feet to corner of Lot No. 22; thence N. 34-50 E. 150 feet to an iron pin, the beginning corner."

Said premises being the same conveyed to the mortgagor by E. C. Capell by deed to be recorded herewith.

PAID AND SATISFIED IN FULL
THIS 24 DAY OF March 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY W. D. Erwin
Secretary-Treas.

WITNESS:

W. D. Erwin
Wanda Sandiford

SATISFIED AND CANCELLED OF RECORD
31 DAY OF March 1961
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK A.M. NO. 34143

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.