

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. C. Boroughs (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

Fourteen Thousand and No/100 - - - - -  
DOLLARS (\$ 14,000.00 ), with interest thereon from date at the rate of five (5%) 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, on the Northern side of Arden Street in the City of Greenville, being shown as a portion of Lots 73 and 74 on Plat of East Over, recorded in Plat Book F at Page 42, and having the following metes and bounds to-wit:

BEGINNING at a pin on the Northern side of Arden Street at the corner of Lot 72, which pin is 258.3 feet from the intersection of Arden and Waco Streets; and running thence with line of Lot 72 N. 25-30 W. 100 feet to pin in line of Lot 74; thence with line of Lot 75 N. 64-30 E. 70 feet to stake; thence S. 25-30 E. 100 feet to stake on Arden Street; thence with Arden Street S. 64-30 W. 70 feet to the beginning corner. Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 178 at Page 13.

ALSO: All that other lot of land on the Southwestern side of Richburg Drive, being shown and designated as Lot No. 3 on plat of property of Fred Soentgen, recorded in Plat Book T at Page 317, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Southwestern side of Richburg Drive at the joint front corner of Lots 2 and 3, and running thence along Richburg Drive S. 50-40 E. 112 feet to iron pin; thence S. 43-38 W. 43<sup>o</sup>.3 feet to pin; thence N. 46 W. 106.2 feet to iron pin at corner of Lot 2; thence with line of Lot 2 N. 42-52 E. 429.8 feet to the point of beginning. Said premises being the same conveyed to the mortgagor by Nell F. Singleton by deed to be recorded 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 15 PAGE 512

SATISFIED AND CANCELLED OF RECORD  
20 DAY OF April 1972  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:25 O'CLOCK P. M. NO. 3111