

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

APR 20 2 51 PM 1950

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Nick A. Theodore and John A. Theodore

(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 Fifteen Thousand and No/100 - - - - - DOLLARS (\$ 15,000.00), 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,

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of River Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 8 on plat of property of E. G. Mallard, prepared by Dalton & Neves, Engineers, November, 1932, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H, at page 211, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of River Street at the intersection of Utility Street (formerly Cagle Street) and running thence in a Northerly direction on the East side of River Street 104 feet to a point practically midway between the side track and the spur track of the C. & W. C. Railroad; thence in a Southeasterly direction 71.8 feet to a point (which point is 94'6" to a point on the Northeastern side of Utility Street); thence S. 35-10 W. 94'6" to a point on the Northeastern side of Utility Street at the joint front corner of Lots 7 and 8; thence along the Northeastern side of Utility Street in a Northwesterly direction 70 feet to the beginning corner.

The above described property is the same conveyed to Nick A. Theodore by A. J. Theodore and Lula Theodore dated May 24, 1949 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 383, at page 116 and Nick A. Theodore conveyed a one-half undivided interest in the above described property to John A. Theodore of even date herewith to be recorded.

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 20 DAY OF Oct 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSN
BY *[Signature]*
WITNESS:
[Signatures]

SATISFIED AND CANCELLED OF RECORD
31 DAY OF Oct 1961
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:40 CLOCK P. M. NO. 4212