

4:20

BOOK 821 PAGE 447

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES ROCHESTER COMPANY, INC. (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 six----- (6%) 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 U. S. Highway Alternate Route 13 near Saluda River in Greenville Township, and shown as Lot 11 on plat of property of L. A. Whitmire Estate recorded in Plat Book Y, Page 87, and described as follows:

BEGINNING at a stake on the northern side of U. S. Highway Alt. Route 13 650 feet west from a county road at the corner of Lot 10, and running thence with the northern side of the right-of-way of said highway S. 85-18 W. 100 feet to a stake at corner of Lot 12; thence with the line of said lot N. 3-11 W. 200 feet to a stake on a 25 feet alley; thence with the southern side of said alley N. 85-18 E. 100 feet to stake at corner of Lot 10; thence with the line of said lot S. 3-11 E. 200 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 623, Page 488.

ALSO, lot # 12 as shown on said plat and described as follows:

BEGINNING at an iron pin on the north side of U.S. Highway Alternate Route # 13, at joint front corner of lots # 11 and 12, and running thence along line of lot # 11, N. 3-11 W. 200 feet to an iron pin on the south side of a 25 foot alley; thence along the south side of said alley S. 84-33 W. 100 feet to an iron pin; thence along line of lot # 13, S. 3-11 E. 200feet to an iron pin on the north side of U. S. Highway alternate Route # 13; thence along the north side of said highway N. 84-33 E. 100 feet to the beginning corner. Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 475 at Page 300.

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 29 DAY OF May 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Elizabeth Neall
Secretary-Treas.

WITNESSES:
Trivian Pethy
Glenda Sanders

SATISFIED AND CANCELLED OF RECORD

30 DAY OF May 1961
Ollie Zarnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:19 O'CLOCK A.M. NO. 29490