

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald C. Roy (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 Two Thousand and no/100--

DOLLARS (\$ 2,000.00--), with interest thereon from date at the rate of Six (6%)----- per centum per annum, said principal and interest to be repaid in monthly instalments of Forty and no/100-- Dollars (40.00--) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, in Austin Township, being shown on a plat of the property of C. T. Fowler, May, 1960, prepared by C. E. Riddle, Surveyor, to be recorded and, according to said plat, being more fully described as follows:

BEGINNING at an iron pin near the Northern side of S. C. Secondary Road No. 107, leading from Conestee to Mauldin, and running thence N. 61-31 E. 281.3 feet; thence N. 38-30 E. 105.8 feet; thence N. 70-50 E. 184 feet across Laurel Creek; thence N. 69-50 E. 291 feet; thence N. 81-25 E. 194.8 feet to a point on the edge of Old Parkins Mill Road; thence N. 81-25 E. 40.2 feet to a point near the center of the Old Parkins Mill Road; thence along said road, S. 36-30 E. 49.4 feet; thence leaving said road, S. 86-00 W. 139.5 feet down the center of an abandoned road; thence still along said abandoned road, S. 53-30 W. 456.4 feet to a point near the center of S. C. Road No. 107; thence along said road, S. 73-30 W. 567.7 feet to a point near the center of said road; thence N. 22-20 E. 75.3 feet to the Beginning corner.

ALSO: All that parcel or tract of land situate, lying and being in Austin Township, Greenville County, State of South Carolina, being shown as Lot No. 1 on a plat of the property of C. T. Fowler, dated June, 1952, by W. J. Riddle, Surveyor, to be recorded and lying west of the property conveyed above and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern edge of S. C. Secondary Road No. 107, leading from Conestee to Mauldin and running thence along the edge of said Road, S. 74-28 W. 368 feet to a point near the center of the Road leading from Conestee to Greenville; thence along said road 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.

(Continued on back page)

PAID AND SATISFIED IN FULL
THIS 12 DAY OF Nov 1963
FIDELITY FEDERAL SAVINGS & LOAN ASSO
BY Sarah D. Robinson
Secretary-Treasurer
WITNESS:
Shirley K. Williams
Marilyn Mills

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Nov 1963
C. E. Riddle
S. C. SURVEYOR
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 1:36 O'CLOCK P.M. NO. 18447