

GREENVILLE, S. C.
AUG 14 12 12 PM 1965

First Mortgage on Real Estate

MORTGAGE

80th 931 Page 503

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER S. GRIFFIN (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 **Seventy Thousand and no/100-** DOLLARS (\$70,000.00), with interest thereon from date at the rate of **five & one-half (5 1/2%)** per centum per annum, said principal and interest to be repaid in monthly installments of **Four Hundred Eighty-two and no/100-** Dollars (\$482.00) 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, on the southwest side of Buncombe Street, in the City of Greenville: BEGINNING at an iron pin on Buncombe Street, corner of other property of mortgagor, and running thence S. 47.48 W. 148 1/2 feet to pin; thence S. 43.5 E. 45 1/2 feet to an iron pin; thence N. 49.0 E. 140 feet to iron pin on Buncombe Street; thence N. 33.0 W. along Buncombe Street 50 feet to the beginning corner. Being the same property conveyed to mortgagor by Virginia W. Morgan by deed dated June ____, 1941, and recorded in the office of the R.M.C. for Greenville County in Deed Book 234, Page 374.

ALSO ALL that piece, parcel or lot of land in the City, State and County aforesaid, with the buildings and improvements thereon, adjoining the above-described lot, on the southwest side of Buncombe Street, fronting 77 feet on said street and running back therefrom on the eastern side along a wall, being the dividing line, a distance of 125.5 feet to a stake; running back therefrom on the western side a distance of 32.2 feet to a stake; thence in a southeasterly direction a distance of 116.3 feet to a stake, and the southern boundary being a distance of 46.2 feet, all of which is more particularly shown by plat of Piedmont Engineering Service dated March 18, 1950, said lot being known as 521 Buncombe Street, being between Whitner Street and Butler Avenue. (Plat recorded at Plat Book 88, Page 45)

Being the same property conveyed to mortgagor by Margaret Buchanan, Sara S. Deadwyler and W. H. Nicholson, Jr., as Committee for W. B. Sprott, Jr., by deed dated October 20, 1958, recorded in the R.M.C. office for Greenville County in Deed Book 611, Page 259, and correction deed dated November 18, 1958, recorded in the R.M.C. Office in Deed Book 621, Page 99. Said lots are subject to the right-of-way for Buncombe Street.

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 18th DAY OF January 1965
FIDELITY FEDERAL SAVINGS & LOAN ASSN

BY Larry M. Woods
and Secretary-Treas

WITNESS:
Verian McEason
Judy Brown

RECORDED AND CANCELLED BY RECORDER
24 DAY OF Feb 1965
Albie Larnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 23914