

GREENVILLE
AUG 28 12 27 PM
OLLIE FAHNSWORTH
R. M. C.

First Mortgage Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. Lee Kivett, Jr.

(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) in the sum of - - - - -
FOUR THOUSAND FIVE HUNDRED AND NO/100THS - - - - - DOLLARS
(\$ 4,500.00), with interest thereon at the rate of ~~twelve~~ **Six** *JK* per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **twelve** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, **at the southwestern corner of Walnut Street and Chestnut Street in the City of Greenville, being a portion of Lots 22 and 23 on a plat of property of Overbrook Land Company recorded in Plat Book E, Page 251, and according to a survey recorded in Plat Book H, Page 228, is described as follows:**

BEGINNING at an iron pin at the southwestern corner of Walnut Street and Chestnut Street and running thence with the western side of Walnut Street S. 83-17 W. 86.7 feet to an iron pin; thence S. 33-59 W. 20 feet to an iron pin; thence N. 65-19 W. 109.5 feet to an iron pin; thence S. 27-55 W. 70 feet to an iron pin; thence N. 65-17 W. _____ feet to an iron pin; thence N. 38-08 E. 156 feet to an iron pin on the southern side of Chestnut Street; thence with the southern side of Chestnut Street as follows: S. 56-27 E. 20.6 feet, S. 69-24 E. 47 feet, S. 81-15 E. 28 feet, and N. 85-55 E. 44.3 feet to the corner of Walnut Street; thence with the curve of the intersection, the chord of which is S. 40-38 E. 17.6 feet, to the beginning corner.

This being the same premises conveyed to T. Lee Kivett by deed recorded in Deed Book 213, Page 186, the said T. Lee Kivett having devised the same to T. Lee Kivett, his son, by will filed in Apt. 853, File 19.

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 19 DAY OF August 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Sam R. Glenn, Jr. Sec. - Treas.

WITNESS:

Barbara Shaw
Liz F. Westmoreland

SATISFIED AND CANCELLED OF RECORD

21 DAY OF Aug 1970

Ollie Fahnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:53 O'CLOCK A M. NO. 4268