First Mortgage on Real Estate

MORTGAGE

JN 29 4 20 PH 1835

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIL FRANCIS RTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James 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) in the sum of - - - - DOLLARS (\$ 2300.00), with interest thereon at the rate of six 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, being the major portion of Lot 2, a small portion of Lot 1 and a small portion of Lot 3 as shown on plat recorded in Plat Book Z at pages 8 and 9 and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Halcox Street, which iron pin is 56.3 feet from the nearest corner of Halcox Street and Alco Street and running thence S. 86-57 E. 109.1 feet to an iron pin on west side of a 14-foot entrance alley; thence with said alley, S.0-25 E. 50.3 feet, more or less; thence N. 85-22 W. 109.7 feet to an iron pin on Halcox Street; thence with Halcox Street, due north 47.3 feet to the beginning corner.

This being the same property conveyed to Wilma J. Maus by deed recorded in Deed Book 762 at page 165 and subsequently conveyed by Wilma J. Maus to the Mortgagor by deed to be recorded herewith.

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 | I FULL |
|-----------------------|--------------------------|
| THIS A DAY OF | august 1965 |
| BELITY FEDERAL SAVI | ings d loan asso. |
| BY W. D. E. | win |
| WITNESS: | Sinclair |
| - Jay 8: 5 | sinclair |
| Ruby m | cabee |
| | |

SATISFIED AND CANCELLED OF RECORD

DAY OF ## 1965

Company of 1965

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

AT 3:31 O'CLOCK P. M. NO. 4070