

FILED
GREENVILLE CO. S. C.
MAY 6 8 45 AM 1967
BOOK 993 PAGE 615

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SAMUEL G. GIRARDEAU & GLADYS W. GIRARDEAU

(hereinafter referred to as Mortgagor) SEND(\$) 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 -----
Forty-Five Hundred and No/100 ----- DOLLARS
(\$500.00), with interest thereon at the rate of 6 1/2 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 12 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, and being designated as Lot 102 as shown by plat of Section 3 Subdivision of Victor-Monaghan Mills, recorded in Plat Book 5, Pages 179-180-181, and having according to said plat the following metes and bounds:

"BEGINNING AT the corner of Finley Street and McBeth Street, and running thence with McBeth Street N. 79-25 W. 71 feet; thence turning and running N. 10-42 E. 93.7 feet; thence turning and running S. 79-37 E. 71 feet; thence turning and running S. 10-42 W. along Finley Street 94 feet to the point of beginning."

Being the same property conveyed to the mortgagors herein by deed recorded in Deed Book 382 at Page 260 in the R.M.C. Office for Greenville County.

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 9 DAY OF May 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Betty H. Rogers
asst. Secretary-Treas.

WITNESS:
Lynn M. Gray
Carol S. Walker

SATISFIED AND CANCELLED OF RECORD

15 DAY OF May 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:24 O'CLOCK P. M. NO. 27624