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ELLIE F. HANCOCK  
R. M. C.

BOOK 1006 PAGE 123

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steven G. Kalin and Eleanor K. Kalin

(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 and no/100 DOLLARS (\$ 4,000.00 ), with interest thereon at the rate of five and one-half 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 five 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, in the City of Greenville, on the northeastern side of East Lanneau Drive, being known and designated as the major portion of Lot No. 1 as shown on a plat of Forest Hills Addition No. 2, prepared by Dalton & Neves, dated February, 1939, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "J", at page 213, and having, according to a more recent plat prepared by Piedmont Engineering Service, dated December 13, 1956, entitled, "Property of Cathryn B. Couch" and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book LL, at page 149, the following metes and bounds:

Beginning at an iron pin on the northeastern side of East Lanneau Drive at the joint front corner of Lots Nos. 1 and 2, and running thence along said Drive, N. 26-13 W. 70.4 feet to an iron pin; thence in a new line through Lot No. 1, N. 57-36 E. 21.8 feet to an iron pin; thence continuing through Lot No. 1, N. 63-20 E. 148.2 feet to an iron pin in the rear line of Lot No. 1; thence S. 26-13 E. 74.5 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; thence along the joint side line of said lots, S. 63-47 W. 170 feet to the point of beginning.

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.

CANCELLED  
REGISTER OF DEEDS

Set BL 215 pg 1232  
10-21-99 # 90323