

NOV 2 11 47 AM 1968

BOOK 1044 PAGE 5

First Mortgage on Real Estate

GREENVILLE, S. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard C. Rountree

(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

----- Thirty-Five Thousand and No/100 ----- DOLLARS
(\$35,000.00), with interest thereon at the rate of six 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 25 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, containing 3.65 acres, more or less, on the northwestern side of Huntington Road, near the City of Greenville, and having according to plat prepared by Piedmont Engineers & Architects, dated January 10, 1965, entitled 'Survey for Richard C. Rountree', recorded in Plat Book III at Page 23, the following metes and bounds:

"BEGINNING at an iron pin on the northwestern side of Huntington Road, which iron pin is located 420 feet, more or less, in a southwesterly direction from the northwestern corner of the intersection of Huntington Road and Ponders Road, and running thence with the line of property now or formerly of Harper and Croxton, N. 20-55 W. 478.8 feet to iron pin in line of property now or formerly of Croxton; thence with line of said property N. 85-58 W. 280 feet to iron pin at or near the water level of Huntington (Harper-Croxton) Lake; thence with the water level of said lake as the line, having a traverse line as follows: S. 14-38 W. 70 feet to an iron pin; thence S. 32-20 W. 100 feet to an iron pin; thence with line of Harper and Croxton property S. 43-46 E. 598.6 feet to iron pin on the northwestern side of Huntington Road; thence with the northwestern side of said Road N. 36-58 E. 80 feet to iron pin; thence continuing with said Road N. 47-40 E. 80 feet to the point of beginning." Being the same property conveyed to the mortgagor by deed recorded in Deed Book 767 at Page 103.

"Also, a 'sight easement' over and across a portion of the above described property, more particularly described in the deed of Hugh B. Croxton to Richard C. Rountree, recorded in Deed Book 767 at Page 196."

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.

INDEXED AND CANCELLED OF RECORD
29th DAY OF Aug. 1968
Dannie S. Tankersley
S. C. FOR GREENVILLE COUNTY, S. C.
3:34 O'CLOCK P. A. NO. 6638

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 60 PAGE 507