

APR 3 10 27 AM 1967

First Mortgage on Real Estate

OLLIE FARRINGTON
R. M. C.

BOOK 1053 PAGE 525

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Francis J. Boniface

(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 ----- Fifty-Three Hundred and No/100 ----- DOLLARS (\$5300.00), with interest thereon at the rate of 6 3/4 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 10 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,

those parcels

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 described as follows:

4 ACRE TRACT: BEGINNING at a corner in road, and running thence S. 27 3/4 E. 6.34 chs to new corner in said road; thence S. 65 1/2 W. 6.34 chs to stone; thence N. 27 3/4 W. 6.34 chs to stone; thence N. 55 1/2 E. 6.34 chs to beginning corner, being bounded on all sides by lands now or formerly of W. Press Thompson.

93.20 Acres, according to survey made by W.J. Riddle, Surveyor, October 1943, revised Nov. 1946, and described as follows: BEGINNING at a stake on public road, line of property now or formerly of C.F. McCullough, and running S. 53-00 E. 272 feet to stake; thence S. 35-00 E. 644 ft. to stake on branch; thence N. 18-00 E. 473 ft. along line of property now or formerly of Campbell to Red Oak; thence along line of property now or formerly of Breazeale, N. 12-30 W. 885.7 feet to stake; thence N. 17-00 W. 350 feet to stake; thence S. 81-15 E. 542.5 ft. to stake; thence S. 70-15 E. 351 ft. to stake; thence N. 65-15 E. 222 ft. to stake; thence N. 6-00 W. 488 ft. to stake; thence N. 79-30 E. 164 ft. to pine stump; thence N. 15-00 W. 422 ft. to stake; thence due north 132 ft. to stake; thence N. 20-30 E. 167 ft. to stake; thence N. 27-30 W. 222 ft. to stake; thence N. 1-30 E. 161 ft. to stake; thence N. 24-00 W. 265 ft. to stone; thence S. 32-30 W. 85 ft. to stake; thence N. 57-30 W. 178 ft. to stake; thence N. 12-00 W. 179 ft. to stake; thence N. 61-00 W. 81 feet to stake; thence N. 82-15 W. 191 feet to stake; thence S. 80-00 W. 153 feet to stake; thence S. 60-00 W. 270 feet to stake; thence N. 68-00 W. 163 ft. to stake; thence N. 43-00 W. 99 ft. to stake on property now or formerly of Kirby; thence S. 63-00 W. 466 feet to stake; thence S. 5-0 E. 1650 ft. to stake; thence S. 49-20 W. 312 ft. to stake; thence S. 12-45 W. 46.5 ft. to stake; thence S. 3-45 E. 137 ft. to stake; thence S. 33-00 W. 56 ft. to stake; thence N. 78-45 W. 221 ft. to stake; thence N. 74-30 W. 255 ft. to stone; thence S. 12-50 E. 368 feet to stake; thence S. 63-00 E. 281 ft. to stake; thence S. 38-00 E. 153 ft. to stake; thence S. 56-00 E. 306 ft. to point of beginning.

- See Reverse Side -

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.

SATISFIED AND CANCELLED OF RECORD

25th DAY OF Jan. 1967
Hannie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:08 O'CLOCK P. M. NO. 19569

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 44 PAGE 201