

GREENVILLE CO.
APR 24 4 47 PM 1967
CLUE F. ...

BOOK 1055 PAGE 577

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOE A. IVESTER AND
WILLIAM S. IVESTER, SR. (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 **One Hundred Thirty-five Thousand and No/100ths** -----DOLLARS (\$ 135,000.00), with interest thereon at the rate of **six & one-fourth** 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.

containing **4.9 acres, more or less,**
"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, near the City of Greenville, on the Northern corner of the intersection of Mauldin Road and North Kings Road, and having according to a plat entitled "Property of Kingroads Deveopment Corp.", prepared by Piedmont Engineers & Architects, dated February 29, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book LLL at page 171, the following metes and bounds:

BEGINNING at an iron pin at the Northern corner of the intersection of Mauldin Road and North Kings Road and running thence with the North-western side of North Kings Road N. 46-24 E. 249.85 feet to an iron pin; thence continuing with the Northwestern side of North Kings Road N. 46-24 E. 77 feet to an iron pin at the joint corner of the premises herein described and a 2.06 acre tract; thence with the line of the said 2.06 acre tract N. 25-36 W. 450 feet to an iron pin in the line of property now or formerly of Paramount Park; thence with the line of the said Paramount Park property S. 64-24 W. 550 feet to an iron pin on the North-eastern side of Mauldin Road; thence with the Northeastern side of Mauldin Road S. 49-56 E. 577.6 feet to an iron pin; thence with the curve of the intersection of Mauldin Road and North Kings Road, the chord of which is N. 88-14 E. 44.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Kingroads Development Corporation, dated January 23, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 812 at page 497.

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
12th DAY OF Oct. 1977
Dennis J. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P M. NO. 11576

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 52 PAGE 100