

First Mortgage on Real Estate

FILED  
GREENVILLE CO., S. C.

**MORTGAGE**

JUL 11 4 11 PM 1967

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CLERK OF COURTH  
S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EVELYN T. FOREST (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 Twenty Thousand and No/100 DOLLARS (\$ 20,000.00 ), with interest thereon at the rate of six and three-fourths 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 20 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 Austin Township, containing 22 acres, and being shown on the plat of the property of M. G. Verdin recorded in Plat Book O, Page 29, being referred to as Tract 2 of the Greene Estate and having according to said plat the following metes and bounds, to-wit:**

BEGINNING at an iron pin in the center of the Scuffletown Road in line of Tract 1 of the Greene Estate and running thence with the center of Scuffletown Road S. 53-20 E. 84 feet to pin in center of Scuffletown Road; thence with said road S. 47-0 E. 1399 feet to pin; thence S. 61-0 W. 1072 feet to pin; thence S. 86-30 W. 326.7 feet to pin in road leading to Adams Mill; thence with said road as the line N. 10-30 E. 895.6 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 632, Page 249.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage insurance premium, and on her failure to pay it, the mortgagee may advance it for the mortgagor's account and collect it as a part of the debt secured by this mortgage. It is understood that the mortgage insurance premium will be paid in full at the end of nine years.

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

13<sup>th</sup> DAY OF May 1963  
Norma S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11 30 O'CLOCK A. M. NO. 30164

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 80 PAGE 1291