

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Seldon E. Poole

(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 - - - - - FORTY SEVEN HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 4700.00), 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 twelve 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 Greenville Township, on the west side of Underwood Avenue and being known and designated as Lot No. 45 of a subdivision known as Glenn Grove Park as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book F at page 233 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Underwood Avenue at the joint corner of Lots 44 and 45, which point is 122.8 feet north of the northwest corner of the intersection of Monticella Avenue and Underwood Avenue, and running thence along the west side of Underwood Avenue, N. 15-48 E. 50 feet to an iron pin at the joint corner of Lots 45 and 46; thence along the joint line of said lots, N. 74-12 W. 150 feet to an iron pin; thence S. 15-48 W. 50 feet to an iron pin at the rear corner of Lots 44 and 45; thence along the line of said lots, S. 74-12 E. 150 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed recorded in Deed Book 530 at page 322.

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.

PAID AND SATISFIED IN FULL
THIS 23 DAY OF June 1969
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY James T. Anderson ✓
Secretary-Treasurer

WITNESS:
Peggy T. Franklin
Joyce H. Rummel

SATISFIED AND CANCELLED OF RECORD
1 DAY OF July 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:28 O'CLOCK A. M. NO. 31