

FILED  
GREENVILLE CO. S. C.  
BOOK 1083 PAGE 313  
FEB 6 8 17 AM 1959

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Earl Bragg

(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 - - - - - NINETEEN THOUSAND THREE HUNDRED FIFTY AND NO/100THS - - - - - DOLLARS (\$ 19,350.00 ), 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 twenty-five 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, being shown as Lot 31 on plat of Martindale Subdivision dated June, 1959, prepared by C. O. Riddle, recorded in the RMC Office for Greenville County in Plat Book BBB at page 97 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Douglas Drive at the joint front corner of Lots 30 and 31 and running thence with line of Lot 30, S.30-44 W. 112 feet to an iron pin in line of Lot 32; thence with Lot 32, N. 56-44 W. 150.7 feet to an iron pin on the southeastern side of Douglas Drive; thence with said Drive, N.30-58 E. 80.3 feet to an iron pin; thence with the curvature of Douglas Drive, the chord of which is N. 75-51 E. 35.4 feet to an iron pin on the southwestern side of Douglas Drive; thence with said Drive, S. 59-16 E. 125 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Jeff R. Richardson, Jr. to be recorded herewith.

The Mortgagor agrees that after the expiration of ten years from the date hereof, the Mortgagee may, at its option, apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the Mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 8 PAGE 627

SATISFIED AND CANCELLED OF RECORD  
17 DAY OF July 19 59  
Elizabeth Riddle  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:00 O'CLOCK P. ON NO. 1211