

FEB 8 3 19 PM 1968

BOOK 1083 PAGE 385



First Mortgage on Real Estate

OLLIE LANSWORTH  
R.M.C.  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: FAUST NICHOLSON AND JOHN T. DOUGLAS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Fifteen Thousand and No/100----- DOLLARS (\$ 15,000.00 ), with interest thereon at the rate of seven 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 fifteen 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, which hereafter constituted the real estate lying and being in the State of South Carolina, County of~~

All those certain pieces, parcels or lots of land, together with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Central Avenue and the northwestern side of North Academy Street, being shown and designated as three adjoining lots containing 0.18 acres, 0.174 acres, and 0.073 acres on plat entitled "Property of Faust Nicholson and John T. Douglas" recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book RRR, Page 160, and having, according to said plat, the following metes and bounds:

0.18 Acre Lot: Beginning at an iron pin on the south side of Central Avenue five feet east of Lot 16 as shown on said plat and running thence with Central Avenue S. 65-40 E. 50 feet to an iron pin; thence S. 25-07 W. 149.0 feet to an iron pin; thence N. 66-12 W. 55 feet to an iron pin; thence N. 27-02 E. 149.66 feet to the point of beginning; together with all right, title and interest of the mortgagors herein in and to that certain strip of land adjoining said lot on the western boundary having a frontage of five feet on Central Avenue and a rear width of 6.5 feet; 0.174 Acre Lot: Beginning at a point on the south side of Central Avenue at the corner of property now or formerly owned by the S. C. Highway Dept. and running thence with said Highway Dept. property S. 23-42 W. 99.4 feet to an iron pin on the northwest side of N. Academy Street; thence with N. Academy Street S. 53-00 W. 56.2 feet to an iron pin; thence N. 66-12 W. 31.2 feet to an iron pin at the corner of the 0.18 acre lot described above; thence with the line of that lot N. 25-07 E. 149.0 feet to an iron pin on the south side of Central Avenue; thence with Central Avenue S. 65-40 E. 55 feet to the point of beginning; 0.073 Acre Lot: Beginning at an iron pin on the northwest side of N. Academy Street at the corner of the 0.174 acre lot described above and running thence with N. Academy Street S. 47-31 W. 72.4 feet; thence continuing with said street S. 40-52 W. 75 feet to an iron pin; thence leaving said street and running N. 23-57 E. 137.9 feet to an iron pin in the rear line of the 0.18 acre lot described above; thence with the rear lines of said 0.18 acre lot and the 0.174 acre lot S. 66-12 E. 50.7 feet to an iron pin on N. Academy Street at the point of beginning.

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 CANCELLED BY RECORD

15th  
M.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 0119 GREENVILLE, S. C. FEB 13 1968

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 13 PAGE 98