

BOOK 1084 PAGE 544

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
FEB 23 9 49 AM 1968
CLLIE F. [unclear]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John C. Cothran and Ellis L. Darby, Jr.
(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-Nine Thousand Eight Hundred and No/100 DOLLARS (\$ 29,800.00), 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 twenty 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, on the western side of Port Royal Drive, near the City of Greenville, being shown as Lot 43 on plat of Section II of Pelham Estates, recorded in Plat Book PPP at Page 119, and described as follows:

BEGINNING at an iron pin on the western side of Port Royal Drive, at the corner of Lot 42, and running thence with the western side of said Drive S. 21-25 W. 130 feet; thence S. 17-55 W. 30 feet to iron pin, corner of Lot 44; thence with line of said lot N. 73-35 W. 177.2 feet to iron pin at corner of Lot 36; thence with line of said lot N. 19-50 E. 170 feet to iron pin at corner of Lot 42; thence with line of said lot S. 70-24 E. 179.4 feet to the beginning corner.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 477

SATISFIED AND CANCELLED OF RECORD
21 DAY OF July 1971
Ellis L. Darby, Jr.
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:46 O'CLOCK P. M. NO. 2177

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.