

SEP 24 1 05 PM 1938

BOOK 1104 PAGE 239

First Mortgage on Real Estate

OLLIE FANNING WORTH

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James J. Baldwin III (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 Two Hundred and no/100----- DOLLARS
(\$ 20,200.00---), with interest thereon at the rate of ~~XPER XXXX~~ 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 --25--- 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 northern side of Camille Avenue, being shown as Lot 18 on plat of Property of T. Q. Donaldson Estate recorded in Plat Book H at page 284 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of Camille Avenue at joint front corner of Lots 17 and 18, said plot also being 296 feet west from the northwestern corner of the intersection of Camille Avenue and McPherson Lane and running thence with line of Lot 17, N 5-09 E 160 feet to an iron pin; thence with line of Lot 38, N 84-51 W 35.50 feet to an iron pin; thence with line of Lot 26C S 85-07 W 36 feet to an iron pin at corner of Lot 19; thence with line of Lot 19, S 5-09 W 153.7 feet to an iron pin on the northern side of Camille Avenue; thence with the northern side of Camille Avenue, S 84-51 E 71 feet to the beginning.

Being the same property conveyed to the mortgagor by deed of Nina C. Johnson to be recorded herewith.

The mortgagor agrees that after the expiration of 10 years from date the mortgagee may at its option apply for mortgage insurance for an additional period of 5 years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance 1/2 of 1% 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.

SATISFIED AND CANCELLED OF RECORD
1 DAY OF Sept 1938
Wm. H. Taylor
R. M. C. NO. GREENVILLE COUNTY, S. C.
AT 1:05 O'CLOCK P. M. NO. 59347

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1104 PAGE 239