

FILED
GREENVILLE CO. S. C.

AUG 31 11 45 AM '70

BOOK 1164 PAGE 655



First Mortgage on Real Estate OLLIE FARNSWORTH
R. M. C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN F. CUMMINGS AND

FAYE C. CUMMINGS

(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 Twelve Thousand and No/100ths DOLLARS (\$ 12,000.00), with interest thereon at the rate of eight (8) 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 10 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 Gantt Township, and being shown and designated as Lot No. 6 on a plat entitled "Property of W. H. Moore" dated December, 1955 and being recorded in the R.M.C. Office for Greenville County in Plat Book KK, at page 47, said Lot being situated at the intersection of Hillcrest Drive and Berry Avenue, and being described as follows:

BEGINNING at a pin on the northern side of Hillcrest Drive at the joint front corner of Lot Nos. 6 and 5 and running thence with the line of Lot No. 5, N. 0-23 W. 169.6 feet to a pin in the line of Lot No. 7; thence with the line of Lot No. 7, S. 52-19 W. 188.7 feet to a pin on Berry Avenue; thence with the eastern side of Berry Avenue, S. 37-41 E. 70 feet to a pin at the intersection of Berry Avenue with Hillcrest Drive; thence with the northern side of Hillcrest Drive, N. 89-37 E. 107.9 feet to the point of beginning.

Being the same property conveyed to the Mortgagors herein by Deed of W. H. Moore, said Deed being recorded in the R.M.C. Office for Greenville County in Deed Book 587, at page 211. John F. Cummings conveyed one-half (1/2) interest to Faye C. Cummings by Deed dated December 3, 1966 and recorded in the R.M.C. Office for Greenville County in Deed Book 811, at page 466.

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 in full and satisfied by
Security Federal Savings and Loan
Association this January 20, 1970.

By Leonard M. Todd Pres.

Witness Lulu C. Monroe
Liz Chastain

SATISFIED AND CANCELLED OF RECORD

17 DAY OF Jan 1971

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:09 O'CLOCK P M. NO. 17445