

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES W. MEARS AND VIRGINIA B. MEARS

(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 -----

----- Fourteen Thousand and No/100 ----- DOLLARS
(\$ 14,000.00), with interest thereon at the rate of 5 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 20 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 Paris Mountain Township, adjoining lands now or formerly owned by J. E. Seaborn, Queen Burns, Grace Reed and others, containing 4.64 acres, more or less, and being the major portion of Tract 1 and all of Tract 3 of the Property of Jonas Bishop, according to plat made by Woodward Engineering Company, August 1953, and revised December 1954, and being more fully described as follows:

"BEGINNING at an iron pin at Grace Reed's corner and Little Texas Road, where the Reed driveway enters said Road, and running thence along her line S. 30 E. 6.97 chains to pin in Seaborn line; thence along the Seaborn line N. 61 E. 9.15 chains to iron pin; thence N. 32-30 W. 5.45 chains to pin; thence S. 72 W. 0.6 chains to iron pin at corner of Queen Burns property; thence with her line S. 72 W. 2.00 chains; thence S. 18 E. 2.50 chains; thence S. 72 W. 2.53 chains to stone; thence S. 84 W. 4.94 chains to pin, the point of beginning."

Said premises being the same conveyed to the mortgagor by deed of Jonas Bishop, to be recorded herewith.

Also, a small triangle at the southern corner of above described property, being also included in the deed to the mortgagor by Jonas Bishop, recorded herewith.

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

12 DAY OF Jan 10 84

Dorrie S. Sant'Arcangelo

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

AT 3:22 O'CLOCK P. M. NO. 21802

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 83 PAGE 1565