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BOOK 1172 PAGE 317

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Clyde A. Cann and Helen B. Cann

(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

-----Sixteen thousand and 00/100----- DOLLARS
(\$ 16,000.00), with interest thereon at the rate of **-eight-** 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, on the eastern side of Russell Avenue in the City of Greenville, being shown and designated as Lot No. 10 on the plat of D. R. Cann recorded in Plat Book H at page 135 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Russell Avenue and running thence S 71-21 E 159.4 feet to pin; thence S 7-20 W 50.5 feet to pin at corner of Lot 9; thence with line of Lot 9, N 71-34 W 170 feet to pin on eastern side of Russell Avenue; thence with eastern side of Russell Avenue N 19-12 E 50 feet to point of beginning.

Said premises being the same conveyed to the mortgagors by deeds recorded in Deed Book 884, page 422 and Deed Book 649, page 335.

ALSO: All that piece, parcel or lot of land in Greenville County, State of South Carolina, in Greenville Township, on the northern side of Highlawn Avenue, and being known and designated as Lot 16, and the eastern one-half of Lot 15 of Block P as shown on a plat of Riverside, recorded in Plat Book K at page 282, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern intersection of Highlawn Avenue and Marion Street and running thence with Marion Street N 10-15 E 125 feet to an iron pin in 15 foot alley; thence with said alley N 79-45 W 75 feet to iron pin in the center of the rear line of Lot 15; thence running through the middle of Lot 15, S 10-15 W 125 feet to an iron pin in the northern side of Highlawn Avenue; thence with said Avenue, S 79-45 E 75 feet to the beginning corner.

Said premises being the same conveyed to C. A. Cann by deed recorded in Deed Book 283 at page 32 in the RMC office for Greenville County.

(CONTINUED ON BACK)

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.