

First Mortgage on Real Estate



10-25-1968
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LUC C. RAECKELBOOM and Cecillie S. Raeckelboom

(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 Fifteen thousand, nine hundred ninety-nine and 36/100-----DOLLARS

(\$ 15,999.36), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Eight (8) 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,

All that piece, parcel or lot of land in _____ Township, Greenville County, State of South Carolina, in the City of Greenville being on the southeastern corner of East North Street and Laurens Road and being more particularly described according to a plat by W. J. Riddle recorded in Plat Book R at Page 145 as follows:

Beginning at a point on the southern side of East North Street at the corner of property now or formerly of Seawright and running thence S. 73-31 E. 30 feet to an iron pin on Laurens Road; thence with the western side of Laurens Road, S.40-43 E. 51.2 feet; thence through the center of two 9 inch brick walls, S. 49-17 W. 43.5 feet; thence N. 19-08 W. 72.4 feet (this line at all times to run 2.5 feet east of the Seawright property, see party line agreement recorded in Deed Book 329 at page 109) thence N. 36-21 W. 9 feet to the beginning.

This is the same property as was conveyed to the grantor herein by deed of Paul G. Cushman and Freddie C. Charlotte recorded in the RMC Office for Greenville County in Book 745 at page 131 on March 24, 1964.

Also, all that certain lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the southwest side of Laurens Road, and being more particularly described according to survey and plat by L.P. Slattery, May, 1949, and being also shown by survey and plat by W.J.Riddle, Surveyor, November, 1947, recorded in the RMC Office for Greenville County in Plat Book R. at Page 145.

Beginning at a point on the southwest side of Laurens Rd, at corner of lot heretofore sold to Paul G.Cushman (which point is 51.2 ft from the southwest corner of E. North St. and Laurens Rd., and is at the west side of a 9 in. brick wall supporting a two-story building) and running thence with west side of Laurens Rd., S. 40-43 E. 78.7 ft to stake on the southeast side of Richland Creek; thence down Richland Creek, S.46-11 W.39.5 Ft. to iron pin; thence crossing Richland Creek, N.35-45 W.39ft to iron pin; thence S.37-40 W.29ft.; thence N.19-08W.52.1ft. to an iron pin; thence through the center of two 9in. brick walls, N.49-17E.43.5 ft to the beginning corner.

This is the same property as was conveyed to the grantor herein by deed of Helyn C. Asbury, As Exec. of the Estate of Wm. S. Sistine, Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or recorded in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, in the RMC Office for Greenville County, South Carolina, in Book 734 at pg. 145 on 10/18/68 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.

This is the same property conveyed by deed of Harry L. Baumgardner, 9/7/6, recorded 9/7/6 in vol. 1092, pg. 698.



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