

USL—FIRST MORTGAGE ON REAL ESTATE

PROVINCIAL-LABRARY CO. - GREENVILLE 52182

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Norwood Carl DuBois

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty-Two Hundred Fifty & No/100 (\$2250.00)

DOLLARS (\$ 2250.00), with interest thereon from date at the rate of four (4%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 Chick Springs Township, near Furman Hall Road, and being a part of Tract #4 of the J. C. Hall property, as shown on plat made by R. E. Dalton, in December, 1916, and being more fully described as follows:

BEGINNING at an iron pin, corner of the Ella Francis lot in line of E. B. Foister lot; thence along the line of said lot, S. 53-40 E. 231 feet to an iron pin near the corner of the Foister lot; thence N. 6-30 E. 383 feet to stone; thence N. 53-00 W. 145 feet to an iron pin, corner of the lot formerly owned by J. W. and B. L. Parham; thence S. 28-15 W. 80 feet to an iron pin, corner of lot formerly owned by J. W. Parham (in line of Daniel Greene lot); thence S. 53-40 E. 55 feet to iron pin, rear corner of Daniel Greene lot; thence S. 28-15 W. 250 feet along rear line of the Greene lot and Ella Francis lot to the beginning.

ALSO, a right of way over all that other lot of land in Chick Springs Township, with the following metes and bounds, to-wit:

A strip of land 10 feet in width and 300 feet long, being the Southern boundary of the lot formerly owned by Ella Francis and fronting on Furman Hall Road, said strip of land to be used as a right of way by the said Norwood Carl DuBois, his heirs and assigns, as a means of ingress to and from the lot first above described to Furman Hall Road; said right of way is also to be used by the owners of the lot formerly owned by Ella Francis, The lot first above described is the same conveyed to John P. Batson by deed recorded in Volume 245 at Page 243, and the right of way is the same conveyed to John P. Batson, by Ella Francis and A. E. Parham by deed recorded in Volume 245 at Page 250, and both are the same conveyed to the mortgagor by John P. Batson by deed to be recorded herewith.

PAID AND SATISFIED IN FULL
THIS 14 DAY OF January 1960
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Lettie W. Galphorn
Secretary-Treas.

WITNESS:
Vivian Petty
Sam R. Glenn, Jr.

SATISFIED AND CANCELLED OF RECORD
14 DAY OF January 1960
Ollie Johnson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:30 O'CLOCK P. M. NO. 19964

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.