

USL—FIRST MORTGAGE ON REAL ESTATE

PROVENCE—LANEARD CO.—GREENVILLE 52102

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James Verdin

(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 Three Thousand & No/100 ----- DOLLARS (\$3,000.00), with interest thereon from date at the rate of five (5%) 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 Greenville Township, about three miles West of the Greenville County Court House on the West side of Washington Avenue, and having the following courses and distances:

"BEGINNING at an iron pin at corner of Lot now or formerly owned by Emma B. Mitchell and James Warren Mitchell on the West side of Washington Avenue and running thence S. 22-00 E. 60 feet to an iron pin; thence S. 67-55 W. 190 feet to an iron pin; thence N. 22-00 W. 60 feet to the corner of lot now or formerly owned by Mitchell; thence with the line of said lot, N. 67-55 E. 190 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor herein by Mrs. James Verdin by deed dated January 5, 1946 and recorded in Volume 285 at Page 69.

PAID AND SATISFIED IN FULL
THIS 22 DAY OF Dec 1959
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Elizabeth McCall
Secretary-Treas.

WITNESS:
William Petty
Fred L. Batejwell

SATISFIED AND CANCELLED OF RECORD
30 DAY OF June 1960
Allie Garraway
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:17 O'CLOCK P. M. NO. 460

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.