

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

Frances T. Balentine

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
NOV 2 11 35 AM 1954

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

Twelve Thousand and No/100 - - - -
DOLLARS (\$12,000.00), 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, on the south side of West Tallulah Drive and being known and designated as Lot No. 13, on plat of property of H. L. S. Investment Company as recorded in the R. M. C. Office for Greenville County in plat Book "D" at Page 225 and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of West Tallulah Drive joint corner of Lots 12 and 13, which point is 655 feet west from the southwest intersection of Augusta Road and West Tallulah Drive and running thence along the joint line of said lots 12 and 13, S. 34-10 E. 196 feet to an iron pin; thence S. 55-30 W. 65 feet to an iron pin joint rear corner of Lots 13 and 14; thence along the joint line of said lots N. 34-10 W. 196.4 feet to an iron pin on West Tallulah Drive; thence along the line of said West Tallulah Drive N. 55-30 E. 65 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 488 at Page 246.

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.

PAID AND CASHED BY BANK
THE 34 DAY OF SEPTEMBER
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By Balentine
WITNESS:

SATISFIED AND CANCELLED ON REQUEST
DAY OF SEPTEMBER 1954

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