

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Clyde R. Anders and Earline N. Anders (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 Thirty-two Hundred and No/100 - - - -

DOLLARS (\$ 3200.00), with interest thereon from date at the rate of six (6%) 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, Greenville Township, on the northeastern side of First Avenue and being shown as Lot No. 38, Section 1, on Plat of F. W. Poe Manufacturing Company recorded in Plat Book "Y" at Pages 26-31 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of First Avenue at the joint front corner of Lots 39 and 40 and running thence with the line of Lot 40 N. 49 E. 100 feet to an iron pin corner of Lot 63; thence with the line of Lot 63 N. 40-36 W. 65 feet to pin in line of Lot 38; thence with the line of Lots 38 and 37 S. 49 W. 100 feet to pin on First Avenue; thence with the northeastern side of First Avenue S. 40-36 E. 65 feet to the point of beginning.

Being the same conveyed to the mortgagors by deed recorded in Deed Book 423 at Page 117.

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.

FILED AND RECORDED UNDER THIS 19th DAY OF April 1967 FIDELITY FEDERAL SAVINGS & LOAN ASSO. BY Gerry M. Woods Secretary-Treas.

WITNESSES: Catherine E. Jaspoux Lynn Jaylor

SATISFIED AND CANCELLED OF RECORD 12 DAY OF May 1967 Ollie Jaspoux R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:09 O'CLOCK A. M. NO. 27428.