

JAN 30 9 52 AM 1959

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BENJAMIN FURMAN WATKINS (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 Eighty-five Hundred and No/100 ----- DOLLARS (\$ 8500.00), with interest thereon from date at the rate of five & three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (5 3/4%)

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, lying on the north-eastern side of a county road which runs From Watkins Bridge Road in Paris Mountain Township, being shown as Lot No. 1 on plat of property of Mrs. Joe L. Watkins prepared by Terry T. Dill, May, 1956, recorded in P1 at Book FF, Page 425, according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the northeastern side of county road and running thence with the northeastern side of said road S. 20-20 E. 120 feet to an iron pin at the front corner of Lot 2; thence with the line of said lot N. 69-40 E. 175 feet to an iron pin rear corner of said lot; thence N. 20-20 W. 120 feet to an iron pin; thence S. 69-40 W. 175 feet to the beginning corner.

Being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 555, Page 477.

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.

SATISFIED AND CANCELLED OF RECORD

10th DAY OF April 1978

Donnie S. Tankersley

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

AT 10:53 O'CLOCK A. M. NO. 29878

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 56 PAGE 1663