

First Mortgage on Real Estate

MORTGAGE

FEB 6 12 09 PM 1959

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. Floyd DuPree (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 Eighteen Thousand and no/1000 DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of five and one-half 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, being on the northwesterly side of Sevier Street, in the City of Greenville, being all of lot No. 1 as shown on the plat of the property of Willie H. Martin and C. B. Martin, recorded in the RMC Office for Greenville County, S. C. in Plat Book G, page 246, and an additional strip of land adjoining said Lot No. 1 on the northeasterly side, and having according to a plat made by Jones & Sutherland, dated November 4, 1958, entitled property of E. Floyd DuPree, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sevier Street, said pin being located 235 feet, more or less, in a southwesterly direction from the westerly corner of the intersection of Sevier Street and Augusta Road, and running thence along a line with other property of Tinie C. Jones and William Adrel Jones N 53-00 W 71.8 feet to an iron pin; thence continuing with the line of other property of Tinie C. Jones and William Adrel Jones N 54-28 W 69.3 feet to an iron pin; thence S 33-27 W 102.2 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2 as shown on the plat recorded in Plat Book G, page 246, above mentioned; thence along the joint line line of Lots 1 and 2 S 57-45 E 141.4 feet to an iron pin on the northwesterly side of Sevier Street; thence along the northwesterly side of Sevier Street N 32-40 E 92 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 611, page 145.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 16 PAGE 273

SATISFIED AND CANCELLED OF RECORD 21 DAY OF May 1973
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:52 O'CLOCK 2. RE NO. 33250

For agreement for advance + extension see B. S. M. Book 1000 Page 233