

First Mortgage on Real Estate

MORTGAGE

MAY 29 34 AM 1968

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT A. SIMMONS AND
MARION SIMMONS

(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-five Hundred and No/100 DOLLARS (\$ 3500.00), 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 north side of Glenn Street in subdivision known as Eastover, near the City of Greenville, being a portion of Lots 14 and 15, as shown on plat recorded in R. M. C. Office for Greenville County, in Plat Book F, Page 42, and also an adjoining triangular strip of the Ellison G. Glenn property, and having the following metes and bounds: BEGINNING at an iron pin on the north side of Glenn Street 62.2 feet east of Beechwood Avenue, corner of property now or formerly owned by H. C. Smith, and running thence with line of said property in a northwesterly direction 143 feet to stake in line of Lot 16; thence with line of said lot N. 18-05 E. 10 feet to iron pin; thence S. 72-27 E. 2 feet to stake; thence N. 61-38 E. 55 feet to pin; thence with the line of property now or formerly owned by F. D. Lott in a southeasterly direction 150 feet to iron pin on Glenn Street; thence with the northern side of Glenn Street S. 61-24 W. 60 feet to beginning corner; same conveyed to mortgagors by deed recorded in Deed Book 194, Page 166.

ALSO: All that other lot of land in Greenville Township, near Laurens Road on Glenn Street in the subdivision known as Eastover: BEGINNING at a stake on Glenn Street 35 feet southwest from an iron pin (corner of Lot 14 of a subdivision of Eastover and the T. G. Glenn property), the beginning point being corner of Lot 1 of the E. G. Glenn property, as shown on plat recorded in Plat Book F, Page 148, and running thence with Glenn Street S. 61-24 W. 55 feet to stake; and running back in parallel line 150 feet, and being 55 feet wide in rear, and being part of Lot 14 as shown on plat recorded in Plat Book F, Page 42, and also a part of E. G. Glenn property recorded in Plat Book F, Page 148; being the same property conveyed to the mortgagors by deed recorded in Deed Book 265, Page 374.

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 SATISFIED IN FULL
THIS 8 DAY OF Nov 1968
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY W. D. Erwin
WITNESSES: J. Reynolds, Pelly G. Davis

SATISFIED AND CANCELLED OF RECORD
11 DAY OF Nov 1968
Ollie Jansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:53 O'CLOCK A. M. NO. 11497