

First Mortgage on Real Estate

FEB 3 4 09 PM 1960

MORTGAGE
OLLIE FARMWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hoyt M. Sanders and Annie L. Sanders

(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

Four Thousand Four Hundred and No/100 -- --
DOLLARS (\$ 4,400.00), with interest thereon from date at the rate of six & 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,

in the City of Greenville, on the Southern side of Russell Avenue, being shown as Lot No. B on Plat of North Hills recorded in Plat Book H, at page 90, and described as follows:

BEGINNING at a stake on the Southern side of Russell Avenue, 175 feet West from McDonald Avenue, at the corner of Lot No. A, and running thence with the line of said lot, S. 18-08 W. 140.1 feet to a stake; thence N. 70-30 W. 47 feet to a stake in line of Lot No. E; thence with the line of Lots Nos. E, D and C, N. 16-45 E. 140.3 feet to a stake on Russell Avenue; thence with the Southern side of said Avenue, S. 70-35 E. 50 feet to the beginning corner.

Being the same premises conveyed to the Mortgagor by L. G. Green by Deed recorded in Deed Book 603, at page 200, R.M.C. Office for Greenville County.

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

30 DAY OF Jan. 19 70
Ollie Farmworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:19 O'CLOCK P. M. NO. 16988

PAID AND SATISFIED IN FULL

THIS 30 DAY OF Jan. 19 70
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Donald F. Bolt
Secretary-Treas.

WITNESS:

Joy S. Sinclair
Frances Heaton