

FILED
GREENVILLE CO. S. C.

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APR 20 4 42 PM 1960

First Mortgage on Real Estate

MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Fred L. von Borstel and
Jo Inez T. von Borstel (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 Eleven Thousand and No/100 DOLLARS (\$ 11,000.00), 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, about 3 1/2 miles west of Simpsonville, Austin Township, containing 38 acres, more or less, and according to plat of property of J. C. Rushton by W. J. Riddle May 18, 1927, is described as follows:

BEGINNING at a point in the center of Log Shoals Road on the eastern edge of Stoney Creek and running thence with the center of said road in a southeasterly direction 1290 feet more or less to a point in the center of said road in the line of property now or formerly of M. P. Brown; thence N. 5-45 E. 1398 feet more or less to a post oak; thence N. 61-25 W. 1460 feet to a white oak on the eastern bank of Stoney Creek; thence with and down said creek on the line S. 8-10 E. 688 feet to a point; thence still with said creek S. 13-10 E. 477 feet; thence still with said creek S. 27-15 W. 302 feet to the beginning.

Being the same premises conveyed to the mortgagors by deed of Charles V. McKittrick to be recorded.

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 23 DAY OF May 1962
FIDELITY FEDERAL SAVINGS & LOAN ASSO
BY Bonnie M. Cain
Secretary-Treas.
WITNESS:
Betty Mies
Marta Mies

REGISTERED AND CANCELLED OF RECORD
24 DAY OF May 1962
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK P.M. NO.

In Agreement for R. M. Advance & Extension of E. & M. Book 589 Page 45