

BOOK 829 Plat 564

FILED
GREENVILLE CO. S. C.

JUL 8 4 07 PM 1960

First Mortgage on Real Estate

MORTGAGE

OLLIE F. WORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The Life and Annuity Company
(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 --- NINETY FIVE THOUSAND AND NO/100----- DOLLARS (\$ 95,000.00-----), with interest thereon from date at the rate of Five & 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, on the Southern side of West Court Street on the Court Square, and having, according to a plat of the Estate of T. Q. Donaldson property, prepared by Dalton and Neves, Engineers, in July, 1931, recorded in the Office of R. M. C. for Greenville County in Plat Book "I" at pages 24 and 25, the following metes and bounds, to-wit:

BEGINNING at a stone on the Southern side of West Court Street at the corner of the public square, and running thence with the line of the public square, S. 19-00 W. 42.3 feet to an iron pin on the Northern side of a 10-foot alley; thence with the Northern side of said alley, 10 feet from and parallel with the Northern side of the Masonic Temple Company building, N. 71-00 W. 67.3 feet to an iron pin in the Eastern side of another 10-foot alley; thence with the Eastern side of said alley, N. 19-00 E. 42.3 feet, more or less, to an iron pin on the Southern side of West Court Street; thence with the Southern side of West Court Street, S. 71-03 E. 67.3 feet to the corner of the Beginning.

ALSO: All of Mortgagor's undivided one-half interest in and to an alley described as follows:

BEGINNING at an iron pin at the Southeastern corner of the lot hereinabove described and running thence along the Southern side of the lot hereinabove described, N. 71 W. 67.3 feet to an iron pin; thence S. 19 W. 10 feet to an iron pin at the Northwest corner of the Masonic Temple building; thence continuing along the Northern face of the Masonic Temple building, 67.3 feet to a point; thence N. 19 E. 10 feet to the Beginning Corner.

This alley is subject to the rights of the Masonic Temple Company as described in deed recorded in Vol. 311 at page 357.

Being the same property conveyed to Mortgagor by Mortgagee, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 138 PAGE 817

SATISFIED AND CANCELLED OF RECORD
3 DAY OF Feb 1963
Oscar L. Jenkins
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:40 O'CLOCK P. M. NO. 4352