

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C.

MORTGAGE

OCT 13 10 36 AM 1960

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Curtis W. Fowler
(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 Five Hundred and No/100----
DOLLARS (\$ 4,500.00), with interest thereon from date at the rate of six & one-half
per centum per annum, said principal and interest to be repaid in monthly instalments of Forty-Five and No/100
----- Dollars (\$ 45.00) each on the first day of each month hereafter
until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to
payment of principal, 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, including advances made by the Mortgagee on other or no security:

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.

tract

"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 Austin Township, about 10 miles East of the City of Greenville, containing 17 acres, more or less, and being the front portion of a 21.45 acre tract as shown on Plat of property of C. W. Fowler made by C. O. Riddle, September 30, 1960, and being more particularly described as follows:

BEGINNING at an iron pin on the Eastern side of the Scuffletown Road, at the Southwestern corner of 21.45 acre tract, and running thence N. 54 E. 886 feet, more or less, to an iron pin; thence in a Southeasterly direction 770 feet, more or less, to an iron pin in the Southern line of 21.45 acre tract; thence S. 54 W. 940 feet, more or less, to an iron pin on Scuffletown Road; thence with the Eastern side of said Road, N. 46-58 W. 477 feet to an iron pin; thence continuing N. 46-34 W. 116.1 feet to an iron pin; thence continuing with said Road, N. 46-15 W. 187.2 feet to the beginning corner.

Said premises being a portion of a 78 acre tract devised by L. A. Fowler to Grace Fowler and Curtis W. Fowler by his Will filed in Apartment 273, File 3, Probate Judge's Office for Greenville County; Grace Fowler having died intestate leaving as her sole heir at law Curtis W. Fowler.

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.

THIS 25 DAY OF SEP. 1963
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
By David E. McManaway
2227 Swan
WITNESS:
Sylvia M. Fisher
Curtis W. Fowler

SATISFIED AND CANCELLED OF RECORD
30 DAY OF SEP. 1963
R.E.C. FOR GREENVILLE COUNTY, S. C.
ARLINDA O'CONNOR, CLERK, R.L.M. NO. 21645