

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

S. I. James

(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 Two Thousand Eight Hundred Fifty and no/100--- DOLLARS (\$ 2,850.00---), with interest thereon from date at the rate of Six and one-half per centum per annum, said principal and interest to be repaid in monthly instalments of Thirty Six and no/100--- Dollars (\$ 36.00) 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.

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 Greenville Township, on the East side of Virginia Avenue, near the City of Greenville, being known as Lot 59 on a plat of the subdivision of J. M. Harris, known as Highland, recorded in Plat Book C at page 146, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Virginia Avenue, corner of Lot No. 58, and running thence with line of said lot in an easterly direction 130 feet to pin in line of Jones West property; thence with line of said property, N. 15-10 W. 70 feet to an iron pin, corner of Lot No. 60; thence with line of said property in a westerly direction 130 feet to iron pin on Virginia Avenue; thence with the eastern side of Virginia Avenue, S. 15-10 E. 70 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 217 at page 307.

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 Oct. 1968
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Shelby K. Williams
Asst. Secretary-Treas.

WITNESS
Catherine E. Fayson
Lynn Taylor

SATISFIED AND PAID OFF OF RECORD

6 DAY OF Dec. 1968
Ollie Tansworth

11-25 A 13755

See Agreement for Av. Advance + Extension & W. G. H. B. 911 Page 411