

First Mortgage on Real Estate

MAR 24 3 67 PM 1961

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELSIE C. IRBY

(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 One Thousand and No/100 -----

DOLLARS (\$ 1000.00), with interest thereon from date at the rate of six and one-half (6½%) per centum per annum, said principal and interest to be repaid in monthly instalments of Twenty-five and No/100 ----- Dollars (\$ 25.00) 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,

those two "All ~~the~~ certain pieces or parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oaklawn Township, situate on the waters of Saluda River and Fork Shoals Road, the first tract containing 42.9 acres, and being more particularly described by metes and bounds as follows:

BEGINNING at flint corner and running thence S. 5-0 W. 15 chains to stone; thence N. 57-0 E. 5 chains to an iron pin; thence S. 5-0 W. 15.80 chains to stake; thence N. 69-0 E. 7 chains to stone; thence S. 10-0 E. 5 chains; thence N. 69-0 E. 3.30 chains; thence N. 8-0 E. 26 chains to cement corner; thence N. 23-0 W. 11.50 chains to cement corner; thence S. 48-0 W. 10 chains to the beginning corner.

ALSO: second tract, containing 20.55 acres, described as follows: BEGINNING at cement corner and running thence S. 60-0 E. 16.30 chains to point; thence N. 33-0 W. 11.50 chains to point; N. 8-0 E. 26 chains to point; S. 69-0 E. 8 chains to pin; thence S. 4-0 W. 26.50 chains to the beginning corner.

For plats of the above tracts see Plat Book K, Pages 131 and 132. The above property being the same conveyed to the mortgagor by two separate deeds, one recorded in Deed Book 321, Page 423, and the other recorded in Deed Book 516, Page 366.

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 5 DAY OF November 1963
FIDELITY FEDERAL SAVINGS & LOAN ASSO.BY Dan N. Glenn, Jr.
Secretary-Treasurer

WITNESS:

Julian McCarron
Bonnie Williams

SATISFIED AND CANCELLED OF RECORD

27th DAY OF December 1963

Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 12:54 O'CLOCK P.M. NO. 18212