

First Mortgage on Real Estate

MORTGAGE JUL 26 12:33 PM 1969

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ben M. Spann and Lucile H. Spann (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 **Twenty Five Thousand and no/100----**

DOLLARS (\$ 25,000.00---), with interest thereon from date at the rate of **Six (6%)----** per centum per annum, said principal and interest to be repaid in monthly instalments of

Two Hundred Seventy Eight & no/100 Dollars (\$ 278.00) 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 the City of Greenville, lying at the Southeastern intersection of Augusta Road and Oregon Street, being known as the major portion of Lot 1, Block A, on a plat of Kanatenah, recorded in Plat Book F at page 131 and 132, RMC Office for Greenville County, and being further described as follows:**

BEGINNING at a point at the Southeast intersection of Augusta Road and Oregon Street and running thence along Oregon Street, N. 65-35 E. 155.5 feet to an iron pin; thence S. 25-31 E. 55 feet to an iron pin on the line of Lot 2; thence with the line of Lot 2, S. 65-35 W. 124.3 feet to an iron pin on the Eastern side of Augusta Road; thence with Augusta Road N. 56-04 W. 63.2 feet to the beginning corner.

The above described property being the same conveyed to the mortgagors by deed recorded in Deed Book 283 at page 68, LESS HOWEVER a lot conveyed by deed recorded in Deed Book 293 at page 380, and a lot conveyed by deed recorded in Deed Book 293 at page 233.

ALSO:

ALL that piece, parcel or lot of land lying in the City of Greenville, Greenville County, State of South Carolina, on the Southeastern side of Oregon Street and being shown as a portion of Lot 1, Block A on a plat of Kanatenah, recorded in Plat Book F at pages 131 and 132, RMC Office for Greenville County, and being further described as follows:

BEGINNING at an iron pin on the Southeast side of Oregon Street at a point 155.5 feet from the Southeastern intersection of Oregon Street and Augusta Road; running thence with Oregon Street, N. 65-35 E. 25 feet to the corner of a lot now or formerly owned by Haskell H. Martin, thence along the Martin line, S. 25-31 E. 55 feet to an iron pin on Lot 2; thence along the line of lot 2,

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.

(continued on back)

PAID AND SATISFIED IN FULL
THIS 26 DAY OF June 1969
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Garry M. Woodel asst. V. Pres.
Secretary-Treas.

WITNESS:
Barbara Shaw
Ella Ray Crawford

SATISFIED AND CANCELLED OF RECORD
30 DAY OF June 1969
Allie Fainworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:02 O'CLOCK P. M. NO. 31309