

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
JAN 30 3 47 PM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE P. JAMES

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. M. Rund and Helen P. Rund

(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 Thousand and No/100-----

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of Five and Three-Fourths per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Sixty-Six and No/100 ----- Dollars (\$ 166.00) 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 Paris Mountain Township situate on the Eastern side of Mont Verde Avenue and having according to plat made by C. O. Riddle in July, 1960, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Eastern side of Mont Verde Avenue, the joint front corner of property owned by D. A. Mauk and running thence S. 66-06 E. 624.4 feet to pin on branch; thence with branch as a line, N. 36-46 E. 102.8 feet to pin; thence continuing with branch, N. 40-02 E. 69 feet to pin; thence still continuing with branch, N. 58-49 E. 31 feet to pin; thence N. 66-55 W. 667.3 feet to pin on Mont Verde Avenue; thence with the Eastern side of said Avenue the following: S. 36-06 W. 60.1 feet to pin; S. 28-35 W. 79.3 feet to pin; thence S. 21-04 W. 39.9 feet to point of beginning.

Said premises being the same property conveyed to the mortgagors by two separate deeds, the major portion by deed recorded in Deed Book 605 at Page 291 and the balance of said property by deed recorded in Deed Book 688 at Page 64.

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 18 DAY OF June 19 62
FIDELITY FEDERAL SAVINGS & LOAN ASSN
BY Elizabeth Nicoll

WITNESSES

SATISFIED AND RELEASED BY
19 62
Elizabeth Nicoll
F. W. JAMES
APPROVED AND AUTHORIZED BY
APPROVED AND AUTHORIZED BY