

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

RALPH H. AIKEN (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 SIXTEEN THOUSAND THREE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 16,300.00 ), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be paid in monthly instalments of ONE HUNDRED FIVE AND NO/100THS - - - - - Dollars (\$105.00 ) 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 to 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, on the southwestern side of Twinbrook Drive in the City of Greenville being the south-eastern portion of Lot No. 84 as shown on a plat of University Heights recorded in Plat Book BB at Page 21 and according to a survey made by William A. Scott in August 1962 is described as follows:

BEGINNING at a point on the West side of Twinbrook Drive and running thence S. 58-47 W. 178.6 feet to a point at corner of Lot No. 85; thence with the line of said lot N. 31-13 W. 70.0 feet to a point in the line of Lots No. 84 and 85; thence through Lot No. 84, N. 58-47 E. 75.1 feet to a point near the center of said lot; thence N. 31-35 E. 99.2 feet to a point on the Southwest side of Twinbrook Drive; thence along the Southwest side of Twinbrook Drive, S. 55-55 E. 37.4 feet to a point on the Southwest side of Twinbrook Drive; thence continuing along the Southwest side of Twinbrook Drive, S. 31-13 E. 81.4 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed recorded in Deed Book 706 at Page 69.

THE MORTGAGOR agrees that after the expiration of ten years from the date hereof, the MORTGAGEE may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the MORTGAGOR agrees to pay to the MORTGAGEE as premium for such insurance one-half of one per cent of the principal balance then existing.

Together with all and singular 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 13 DAY OF July 1970  
FIDELITY FEDERAL SAVINGS & LOAN ASSOC.  
BY W. D. E. [Signature]  
Secretary-Treas.  
WITNESSES  
Martha Miller  
Arlene C. McAbey

SATISFIED AND CANCELLED OF RECORD  
BY Ellie [Signature]  
DAY OF July 1970  
R. M. C. FOR GREENVILLE COUNTY  
AT 4:22 O'CLOCK P. M. NO. 1085