

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C.

MORTGAGE

MAR 15 4 05 PM 1963

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE FARNSWORTH

R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Frank L. Day

(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 Ten Thousand Two Hundred and no/100

DOLLARS (\$ 10,200.00), with interest thereon from date at the rate of Six per centum per annum; said principal and interest to be repaid in monthly instalments of One Hundred Two and no/100 Dollars (\$102.00) 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, on the northeast side of Claremore Ave., in the City of Greenville, State of South Carolina, being shown as Lot No. 30, Block 1, Section 5, on plat of E. Highlands Estate made by Dalton & Nexes, Engineers, February, 1951, recorded in the RMC Office for Greenville County in Plat Book K at pages 78, 79 and 80 and having according to said plat the following metes and bounds: BEGINNING at an iron pin on the northeast side of Claremore Avenue at joint corner of Lots 29 and 30 and runs thence with the line of Lot 29 N. 50-0E 174 feet to an iron pin on the southwest edge of a five foot strip of land reserved for utilities; thence along the southwest edge of said five foot strip of land N. 31-01 W. 95 feet; thence with the line of Lots 31 and 33 S. 42-45 W. 194.5 feet to iron pin on northeast side of Claremore Avenue; thence along the northeast side of Claremore Avenue, following the curve thereof (the chord being S 43-33 E. 70) feet) to the beginning corner.

ALSO All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 15 on a plat of M. O. Jimison property, plat recorded in the RMC Office for said county in Plat Book E, page 161, and being more particularly described as follows: BEGINNING at an iron pin, corner of Hill Street and road to Judson Mill, and running thence with Hill Street S. 42-30 W. 200 feet to corner of Lot No. 27; thence with line of said Lot No. 27 S. 53-55 E. 52 feet to corner; thence with line of No. 16 N. 42-30 E. 200 feet to point on said road to Judson Mill; joint corner of Lots Nos. 15 and 16; thence with said lots N. 53-55 W. 52 feet to the beginning corner.

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 30 DAY OF December 1963 FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY [Signature] R.M.O. Manager

WITNESS

[Signatures]

MASTERS AND CLERK OF THE RECORD

3 20 63 Jan. 1963 Ollie Farnsworth

R.M.O. FOR FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION GREENVILLE, S.C. 15814