

First Mortgage on Real Estate OLLIE FARNWORTH R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Rolfe Files

(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 SEVENTY TWO AND 70/100THS DOLLARS (\$1,072.70), 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 THIRTY NINE AND 33/100THS Dollars (\$39.33) 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, on the Northern side of Woodhaven Drive, near the City of Greenville, being shown as Lot No. 27 on Map #2 of Holloran Heights recorded in Plat Book EE, at page 83, and described as follows:

BEGINNING at an iron pin on the Northern side of Woodhaven Drive, 178.9 feet West from Audobon Road, at the corner of Lot No. 28, and running thence with the line of said lot, N. 5-32 E. 204.5 feet to an iron pin at the corner of Lot No. 25; thence with the line of said lot, N. 83-35 W. 302.9 feet to an iron pin in the line of Lot No. 26; thence with the line of said lot, S. 5-25 W. 145.7 feet to an iron pin on Woodhaven Drive; thence with the curve of the Northern side of Woodhaven Drive, the chords of which are: S. 47-43 E. 12 feet, S. 64-04 E. 84.5 feet and S. 74-44 E. 217.5 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 661 at 167.

It is understood that this mortgage is junior in lien to the one executed by the mortgagor to Fidelity Federal Savings & Loan Association in the original sum of \$20,000.00 dated October 17, 1960, recorded in Mortgage Book 839 at Page 275.

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 21 DAY OF April 1963 FIDELITY FEDERAL SAVINGS & LOAN ASSOC. BY Sam R. Glenn Secretary

WITNESSES: Guyton S. Balcomb Sumner Williams

RECORDED SATISFIED AND CANCELLED 24 DAY OF April 1963 Ollie Farnworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 9:01 O'CLOCK P. M. NO. 25677