

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WALTER GOLDSMITH, ELIZABETH G. MCCALL, AND MAIN AT PARK, INC.

(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

Sixty-Two Thousand and No/100 DOLLARS (\$ 62,000.00), with interest thereon from date at the rate of 5 3/4 per centum per annum, said principal and interest to be repaid in monthly instalments of Five Hundred Ninety-Seven and No/100 Dollars (\$ 597.00) 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

those lots "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, at the southwestern corner of North Main Street and West Park Avenue, in the City of Greenville, and, when described together according to survey of the property entitled Main at Park, Inc.; made by Dalton and Neves in September, 1960 are described as follows:

"BEGINNING at an iron pin at the southwest corner of West Park Avenue and North Main Street, and running thence with the southern side of West Park Avenue, N. 77-27 E. 460.8 feet to iron pin at corner of Townes Street; thence with the eastern side of Townes Street S. 12-28 W. 122.3 feet, S. 13-50 W. 79 feet and S. 14-38 W. 60 feet to iron pin; thence S. 73-24 E. 205.2 feet to iron pin on what was formerly a twenty foot alley, but is now closed; thence with said alley N. 14-56 E. approximately 12 feet to a point; thence crossing said alley and continuing with the northern side of a 12 foot alley S. 72-00 E. 227.1 feet to a mark in concrete on North Main Street; thence with the western side of said Street N. 19-00 E. 289.5 feet to the beginning corner, including all of the mortgagors' right, title and interest in the strips shown on said plat as alleys."

Being composed of property conveyed to Walter W. Goldsmith and Elizabeth G. McCall by deeds recorded in Deed Book 661 at Page 325, Deed Book 702 at Page 444 and Deed Book 660 at Page 55; and property conveyed to Main at Park, Inc. by deeds recorded in Deed Book 652 at Page 254, Deed Book 652 at Page 245, Deed Book 652 at Page 100 and Deed Book 708 at Page 7 in the R.M.C. Office for Greenville County.

LESS HOWEVER: A lot lying between Townes Street and North Main and described as follows: BEGINNING at an iron pin on the northern side of a 12-foot alley 175 feet west from North Main Street and running thence with the northern side of said alley N. 72-00 W. 32.1 feet to an iron pin; thence N. 13-50 E. 126.2 feet to an iron pin; thence S. 76-11 E. 44.2 feet to an iron pin; thence S. 19-18 W. 129.1 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 23 DAY OF Feb 1968

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY Sarah D. Robinson

WITNESS:

Catherine E. Fayssour
Judi E. Shetty

SATISFIED AND RECEIVED
27 DAY OF Feb 1968

Ollie Farnsworth
R. M. C. FOR GREENVILLE
AT 3:24 O'CLOCK P.M.

22580