

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

APR 9 3 15 PM 1964

MORTGAGE

BOOK 955 PAGE 11

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. ...
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **James E. Boyter and Bobbie Jones Boyter**

(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) in the sum of **Fifteen Thousand and No/100** - - - - - DOLLARS (\$ 15,000.00), with interest thereon at the rate of **Six** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **25** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 Southern side of Twinbrook Drive (formerly known as Drayton Drive), shown as lots No. 80 and 83, on a plat of University Heights, recorded in the R. M. C. Office for Greenville County in Plat Book BB at Page 21, and being further described as follows:**

BEGINNING at an iron pin on the Southern side of Twinbrook Drive, at the joint front corner of Lot Nos. 79 and 80, and running thence along the line of Lot No. 79, S. 57-47 W. 202.3 feet to an iron pin, at the corner of Lot No. 81; thence with the line of Lot Nos. 81 and 82, N. 31-13 W. 200 feet to an iron pin in the line of Lot No. 85; thence with the lines of Lot Nos. 85 and 84, N. 58-47 E. 203.2 feet to an iron pin on the Southern side of Twinbrook Drive; thence along Twinbrook Drive, S. 31-13 E. 196.5 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by deed to be recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guarantee insurance premium, and on his failure to pay it, the mortgagee may advance it for the mortgagor's account and collect it as a part of the debt secured by this mortgage.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 73 PAGE 338

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Feb. 1964

Walter D. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:30 O'CLOCK P. M. NO. 22623

See Modification & Amendment at R. M. C. Book 1262 Page 453