

FILED
GREENVILLE CO. S. C.

APR 10 12 41 PM 1964

BOOK 955 PAGE 91

First Mortgage on Real Estate

MORTGAGE
OLLIE T. G. G.
R. M. G.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Caroline Kloeckler Nelson,
Jeannette Graham Landgraf, Mary E. Graham, and John E. Graham**
(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 - - - - - **FORTY EIGHT THOUSAND AND NO/100THS-** - - - - - **DOLLARS** (\$ **48,000.00**), with interest thereon at the rate of **six (6%)** 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 **twelve** 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 ~~the~~ ^{those} 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 eastern side of Green Avenue in the City of Greenville, being shown as Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 on a plat of the Nelson property recorded in Plat Book C at page 6 and described as follows:**

BEGINNING at an iron pin on the eastern side of Green Avenue at the corner of a 10-foot strip now or formerly owned by Beverly Farrow and running thence with the eastern side of said Avenue S. 27-30 W. 357.6 feet, more or less, to an iron pin in the bend of said Avenue; thence continuing with the eastern side of said Avenue S. 20-45 E. 213 feet, more or less, to an iron pin on the right of way of C & G Division of Southern Railway; thence with the western side of said right of way in a northeasterly direction 392 feet, more or less, to a stake; thence N. 70-45 W. 127 feet 4 inches to a stake; thence N. 16 E. 140.5 feet to an iron pin; thence N. 67-30 W. 109 feet to the Beginning corner.

This being the same property conveyed to Charlie Kloeckler by deed recorded in Deed Book 72 at page 120, and devised to the Mortgagors by his Will filed as Apartment 450, File 11, in the Office of the Judge of Probate for Greenville County.

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 22 PAGE 352

WITNESSED AND APPROVED OF RECORD
DAY OF March 1964
Winnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:50 O'CLOCK P. M. NO. 23751