

NOV 15 4 45 PM 1964

BOOK 958 PAGE 588

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM B. DUCKER

(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 Five Hundred and No/100-----** DOLLARS (\$ 10,500.00), 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 **Eighty-Eight and No/100-----**Dollars (\$ 88.00) 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, **situate on the Southeast side of Wade Hampton Boulevard (also known as U. S. Highway No. 29) and on the Northeast side of Elberta Street, near the City of Greenville, in Greenville County, S. C., and having the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the Southeast side of Wade Hampton Boulevard, said pin being located where the Southeast side of Wade Hampton Boulevard intersects with the Northeast side of Elberta Street and running thence with the Northeastern side of Elberta Street, S. 47-00 E., 208.7 feet to a stake on a 20-foot street; thence with the Northwest side of said street, N. 43-00 E., 100 feet to a stake; thence N. 47-00 W., 208.7 feet to a stake on Wade Hampton Boulevard; thence with the Southeast side of said Boulevard, S. 43-00 W., 100 feet to the beginning corner.

This is the same property conveyed to me by deed of T. P. Bostic and Elizabeth Hand Jones Bostic, dated January 17, 1964, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 740, Page 166.

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 4 PAGE 481**

SATISFIED AND CANCELLED OF RECORD
307 DAY OF *Dec* 19*71*
Oliver Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:37 O'CLOCK A M. NO. 17726