

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Sheldon B. Cope, III

(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 - - - - - SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 17,500.00), 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 twenty 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, in Butler Township, near and East of the City of Greenville, and being known and designated as Lot or Tract Number 1 of a subdivision known as Boiling Springs Estates, a plat of which is of record in the RMC Office for Greenville County in Plat Book YY at pages 14-15 and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Phillips Road at the joint front corner of Lots 1 and 2 and running thence with the Southern side of Phillips Road S. 79-43 W. 410.6 feet to a point at the joint front corner of Lot 1 and the Alvin Hudson Property; thence S. 0-20 E. 735.8 feet to a point at the rear corner of Lot 1; thence N. 42-08 E. 223.3 feet to a point; thence N. 66-30 E. 322.6 feet to a point; thence N. 66-30 E. 98.2 feet to a point at the joint rear corner of Lots 1 and 2; thence N. 15-47 W. 499.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of William R. Timmons, Jr. 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.

SATISFIED AND CANCELLED OF RECORD
10 DAY OF May 1976
Danniel S. Tankard
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:07 O'CLOCK P. M. NO. 28915

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 38 PAGE 448