

JUL 10 9 23 AM 1964

BOOK 964 PAGE 574

First Mortgage on Real Estate

GREENVILLE COUNTY SOUTH CAROLINA
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Henry B. Peden

(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

Seven Thousand Three Hundred Fifty and no/100----- DOLLARS
(\$ 7,350.00---), 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 15 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, approximately three miles Southwest of the Town of Fountain Inn being known as Tract No. 11 of J. B. Wasson Estate, as shown by plat prepared by Paul Clark, dated September 4, 1961, and recorded in the RMC Office for Greenville County in Plat Book YY at page 21, consisting of 26.92 acres, more or less, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Neely Ferry Road at the joint front corner of Tracts 11 and 12; thence with the center of said road, S. 42 W. 565 feet to a pin; thence S. 6-26 W. 422 feet to a pin; thence N. 70-30 E. 262 feet to a pin; thence S. 65-25 E. 192.4 feet to a pin; thence S. 3-50 W. 196 feet to a pin; thence N. 38 E. 103 feet to a pin; thence N. 87-23 W. 479.3 feet to a pin; thence S. 74-40 E. 396 feet to a pin; thence S. 73-20 E. 308 feet to a pin in branch; thence with the meanders of branch 79.5 feet to a pin; thence N. 8-58 W. 658 feet to a pin; thence S. 81-20 W. 124 feet to a pin; thence N. 12-01 W. 136.5 feet to a pin; thence S. 87 W. 1746.3 feet to a pin; thence N. 6-00 W. 100 feet to a pin at the rear corner of Lot No. 12; thence with line of Lot 12 N. 69 W. 500 feet to center of Neely Ferry Road, the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 719 at page 445.

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 Release 2 H. 5 Green See Deed Book 884 Page 132 and to J. A. Sevier
The Mortgagor in R. M. C. for Greenville County, S. C. 1964 Plat 541*

SATISFIED AND CANCELLED OF RECORD
21st DAY OF Aug 19 64
Bernie S. Tankardley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:13 O'CLOCK P. M. NO. 6179

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 68 PAGE 8