

First Mortgage on Real Estate

MORTGAGE AUG 14 12 49 PM 1964

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John H. Shelton and Elvira R. Shelton

(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 - - - - - TWENTY FOUR THOUSAND ONE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 24,100.00), 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-five 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, on the northern side of Yorkshire Drive, formerly Mabel Avenue, being known and designated as Lot No. 83 on Plat No. 2 of property of James M. Edwards recorded in the R.M.C. Office for Greenville County in Plat Book II, at page 120, and having the following metes and bounds:

BEGINNING at an iron pin on the northern side of Yorkshire Drive, at joint front corner of Lots Nos. 82 and 83, and running thence, N. 33-38 E. 200 feet to an iron pin; thence N. 56-22 W. 100 feet to iron pin; thence S. 33-38 W. 200 feet to iron pin on northern side of Yorkshire Drive; thence with the northern side of Yorkshire Drive, S. 56-22 E. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Frederick J. Bracey and Ruth M. Bracey 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 Mortgagors promise 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 their failure to pay it, the Mortgagee may advance it for the Mortgagors 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.

REGISTERED AND CANCELLED OF RECORD BY

FOR SATISFACTION TO THIS MORTGAGE SEE

W. M. F. FOR CREE

SATISFACTION BOOK 100 PAGE 1232

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