

First Mortgage on Real Estate

AUG 21 2 54 PM '54

BOOK 959 PAGE 308

OLLIE FARNSWORTH
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT M. SIMKINS

(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 and No/100 DOLLARS (\$17,000.00), with interest thereon at the rate of 5 1/2 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 25 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, on the southeastern side of McKinney Road, Paris Mountain Township, being shown as Lot 16 and part of Lot 15 on plat of Property of R. G. Page, recorded in Plat Book DD at Page 175, and having according to a more recent survey made by J. Mac Richardson, dated June 26, 1954, the following metes and bounds, to wit:

"BEGINNING at an iron pin on the southeastern side of McKinney Road, joint front corner of Lots 16 and 17, and running thence with line of Lot 17, S. 42 E. 184 feet to iron pin corner of Lot 19; thence with the rear line of Lot 19, N. 48 E. 120 feet to iron pin in rear line of Lot 15; thence through Lot 15 N. 42 W. 184 feet to iron pin on the southeastern side of McKinney Road S. 48 W. 120 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 538 at Page 417 in the RMC Office 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.

SATISFIED AND CANCELLED OF RECORD
20th DAY OF July 1954
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:39 O'CLOCK A. M. NO. 31725

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 114 PAGE 1117