

OCT 9 12 13 PM 1964

BOOK 974 PAGE 479

First Mortgage on Real Estate

MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ALVIN A. FOREST, SR. AND

JULIA C. FOREST (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 Eleven Thousand Six Hundred and No/100----- DOLLARS (\$ 11, 600. 00), with interest thereon at the rate of 5 3/4 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 10 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 southwestern side of Woodruff Road (S. C. Highway No. 146) near Five Forks and containing 16.81 acres, more or less, and being shown on plat of property of mortgagors prepared by C. C. Riddle, September, 1964, and recorded in the R. M. C. Office for Greenville County in Plat Book HHH , at Page 103 , and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Woodruff Road at the corner of property owned by Cox and running thence along the center of said Road S. 55-18 E. 1083.9 feet to an iron pin; thence S. 16-40 W. 138.8 feet to an iron pin; thence S. 63-56 E. 757 feet to an iron pin near the center of said Road; thence N. 81-40 W. 1826 feet to an iron pin; thence N. 18-53 E. 640 feet to an iron pin; thence N. 17-45 E. 223.6 feet to the point of beginning. Being all of Tract 12 and a portion of Tracts 7 and 8 and a small triangular portion of Tract 6 on plat of property of J. M. Verdin recorded in Plat Book "L", at Page 61. The Woodruff Road has been relocated since said Verdin plat was prepared.

The above is the same property conveyed to the mortgagors by James A. Eppes by his deed recorded herewith.

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.

PAID AND SATISFIED IN FULL

THIS 5 DAY OF March 1969
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY W. D. Erwin V.P. + Mgr.
Secretary-Treas.

WITNESS:

Ruby C. McAbee
Martha Mills

SATISFIED AND CANCELLED OF RECORD

28 DAY OF March 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:11 O'CLOCK A. M. NO. 23045