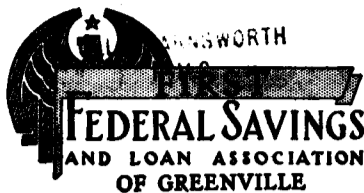


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BOOK 975 PAGE 74



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James C. Fellers, of Greenville County,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Three Thousand, Five Hundred and No/100----- (\$ 3,500.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Thirty-Five and 07/100----- (\$ 35.07) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 12 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, situate and being in Ward Five of the City of Greenville, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the East side of Anderson Street 68 feet Northward from the Northeast corner of Anderson and Nichols Streets (being the Northwest corner of the lot conveyed to Mrs. Anna E. Sherman by Mrs. Sarah E. Barnes by deed recorded in Office of Register of Mesne Conveyances for State and County aforesaid in Book 45 at page 234), and running thence along Anderson Street, N. 12-1/4 E. 70 feet, more or less, to a stake on Southwestern corner of lot formerly belonging to J. N. Watkins; thence along Watkins' line, S. 76-1/2 E. 138 feet to a stake on line of lot now or formerly belonging to Baxter Williams; thence along line of last mentioned lot, S. 11 W. 70 feet to a point 68 feet from Nichols Street; thence N. 77-3/4 W. 138 feet to the beginning corner.

"The above described property is the same conveyed to Drury V. Fellers by W. P. Nesbitt by deed dated August 5, 1926 and recorded in the R. M. C. Office for Greenville County in Vol. 113, at page 110. The said Drury V. Fellers died intestate on December 31, 1946 as more fully appears in the records of the Office of the Probate Judge for Greenville County in Apt. 617 at File 8. At this time the mortgagor herein acquired a one-third interest in said property. Subsequently, Edward Astor Fellers died intestate on February 22, 1953 as more fully appears in the records of the Office of the Probate Judge for Greenville County in Apt. 617 at File 56, thus giving the mortgagor an undivided one-half interest, together with his sister, Mary Louise Fellers, who owned the other undivided one-half interest, the said Mary Louise Fellers having conveyed her undivided one-half interest in said property to the mortgagor by deed dated August 10, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 506 at Page 135."

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Evelyn B. Porter
President

Witness *L. Williams*
April 1, 65

SATISFIED AND CANCELLED BY RECORDS
8 DAY OF April 1965
Albi Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
4:38 O'CLOCK P. M. NO. 28095