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BOOK 978 PAGE 48

First Mortgage on Real Estate

MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HENRY C. NICHOLS AND MABEL M. NICHOLS

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

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Perkins
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 -----
Thirty-Five Thousand and No/100 ----- DOLLARS
(\$ 35,000.00), 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 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, situate, lying and being on the southern corner of Douglass Drive and Augusta Road, in the City of Greenville, and being designated as Lots Nos. 67, 68, 69 and 70 of Country Club Estates, as shown on plat recorded in Plat Book G at Pages 190 and 191, and being more particularly described as follows:

"BEGINNING at the southern corner of Douglass Drive and Augusta Road, and running N. 66-38 E. 150.8 feet; thence turning and running S. 29-13 E. 194.7 feet; thence turning and running S. 60-47 W. 150 feet; thence turning and running along Augusta Road N. 29-13 W. 210 feet to the point of beginning."

Being the same property conveyed to the mortgagors by deeds recorded in the R.M.C. Office for Greenville County, as follows: Deed Book 234 at Page 147, Deed Book 265 at Page 353, Deed Book 275 at Page 5.

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.

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