

GREENVILLE CO. S. C.

FEB 25 11 23 AM 1965

BOOK 987 PAGE 233

First Mortgage on Real Estate

CLERK OF COURTS  
**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:      ARTHUR F. RYAN

(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-One Thousand Two Hundred and No/100 ----- DOLLARS  
(\$ 21,200.00 ), 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      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, at the southwestern corner of Butler Springs Road and Mimosa Street, near the City of Greenville, being shown as Lot 113 on plat of Heritage Hills, recorded in Plat Book YY at Page 187, and described as follows:

"BEGINNING at an iron pin at the southwestern corner of Mimosa Street and Butler Springs Road, and running thence with the said Mimosa Street, N. 77-00 W. 95 feet to iron pin at the corner of Lot 112; thence with line of said lot S. 13-33 W. 163.7 feet to iron pin at corner of Lot 114; thence with line of said lot S. 76-30 E. 120 feet to iron pin on Butler Springs Road; thence with the western side of said Road N. 13-30 W. 140 feet to an iron pin at the corner of Mimosa Street; thence with the curve of the intersection, the chord of which is N. 31-45 W. 35.2 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed of Threatt-Maxwell Enterprises, Inc., to be recorded herewith.

The mortgagor agrees that after the expiration of ten years from the date hereof, the mortgagee may, at its option, apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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

12 DAY OF Sept. 1986

J. M. G. FOR GREENVILLE COUNTY, S. C.

9 14 O'CLOCK A. M. NO 10493

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 97 PAGE 19