

APR 1 5 0 PM 1955

CLERK OF COURTH
S. C.

BOOK 990 PAGE 378

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Elgin Batson

(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

Fifteen Thousand and no/100---- DOLLARS
(\$ 15,000.00---), with interest thereon at the rate of **Five & three-fourths** percent 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 **18** 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 on the Eastern side of New Buncombe Road (Highway No. 25) in Paris Mountain Township, being known as Lot 2 on plat of property of Frank Hill, made by C. C. Jones, April, 1948, revised September, 1950, and having according to said plat the following metes and bounds:**

BEGINNING at an iron pin on the Eastern side of Highway No. 25 at the corner of the F. H. Hill property, and running thence N. 63-36 E. 184.7 feet to an iron pin; thence S. 25-55 E. 7 feet to pin; thence N. 62-25 E. 113.1 feet to an iron pin; thence N. 11-44 W. 104.5 feet to pin at corner of Lot 1; thence with the line of Lot 1, S. 67-43 W. 352.1 feet to an iron pin on Highway right of way; thence with said right of way, S. 38-57 E. 125 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by Deed Book 630 at page 449.

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.

For Modification Agreement to Decreasing Interest Rate see R. L. M. Book 1143 page 254.

SATISFIED AND CANCELLED OF RECORD
27th DAY OF Feb. 1955
Dennis J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:33 O'CLOCK P. M. NO. 2503

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 112 PAGE 1130