

First Mortgage on Real Estate

MORTGAGE

OLLIE F. NEWARTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE K. NICKLES, TRUSTEE

(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

----- Forty-Five Thousand and No/100 ----- DOLLARS

(\$ 45,000.00), 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 14 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, in the City of Greenville, on the southern side of West Stone Avenue, being more fully described as follows; according to plat of Dalton and Neves, dated March 1960, and having the following metes and bounds, to wit:

"BEGINNING at an iron pin on the southern side of West Stone Avenue, said iron pin being 403 feet N. 84-30 W. from the southwestern corner of the intersection of West Stone Avenue and Wilton Street, and running thence with said West Stone Avenue N. 84-30 W. 66 feet to an iron pin; thence S. 5-14 W. 162 feet to an iron pin; thence S. 84-30 E. 66 feet to an iron pin; thence N. 5-14 E. 162 feet to an iron pin, the point of beginning."

Being the same property conveyed to the mortgagor by deed of Dorothy McBee Jones, recorded in Deed Book 669 at Page 233 in the R.M.C. Office for Greenville County.

Also:

"All that lot of land in the City of Greenville, County and State aforesaid, on the southern side of West Stone Avenue and described as follows: BEGINNING at an iron pin on the southern side of West Stone Avenue, said pin being 403 feet west from the southwestern intersection of West Stone Avenue and Wilton Street, and running thence S. 5-14 W. 162 feet to iron pin; thence S. 84-30 W. 72 ft. to iron pin; thence N. 4-30 E. 162 ft. to a point on the south side of West Stone Ave.; thence with West Stone Avenue N. 84-30 W. 71 ft. to iron pin, the point of beginning."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 685 at Page 367 in the R.M.C. Office for Greenville County.

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 21st DAY OF July 1965
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY: Herry M. Woods
Asst. Secretary-treas.

WITNESS:

Laura Taylor
Wanda Kline

SATISFIED AND CANCELLED OF RECORD

22 DAY OF July 1965

Ollie F. Newarth
R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 9:23 O'CLOCK A.M. NO. 2640