

OCT 20 4 41 PM 1965

BOOK 1011 PAGE 275

First Mortgage on Real Estate

OLLIE B. SWARTH
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **William M. Hendrix and Patricia**

W. Hendrix (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 **Sixteen Thousand Five Hundred and No/100** - - - - - DOLLARS (\$ **16,500.00**), with interest thereon at the rate of **Six** 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, **shown as 1.3 acres on a plat entitled Property of William M. Hendrix prepared May 14, 1965 by Jones Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book III at Page 170 and being further described as follows:**

BEGINNING at the northwestern corner which point is 375 feet south of the property of William S. Benedict and running thence S. 75-27 E. 205.5 feet to an iron pin on the western side of a proposed 50 foot road; thence along the western side of the proposed road S. 14-33 W. 283.1 feet to the corner of Lot conveyed to Robert W. Hendrix; thence along the Robert W. Hendrix property N. 73-00 W. 200 feet to an iron pin; thence N. 11-00 E. 163 feet to an iron pin; thence N. 16-30 E. 112 feet to an iron pin at the point of beginning.

Being the same property conveyed to William M. Hendrix, et al by deed recorded in Deed Book 776 at Page 13.

In addition to and together with the monthly payments of principle and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's account and collect it as a part of the debt secured by the mortgage.

The mortgagors agree 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 percent of the principal balance then Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or existing 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. **Together with all rights and interest of the mortgagor in and to that easement for ingress and egress from Woodruff Road to the above described property as set forth in a deed of easement dated October 16, 1965 recorded in Deed Book 784 at Page 267.**

SATISFIED AND CANCELLED OF RECORD
7th DAY OF Nov. 1965
James S. Jackson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:24 O'CLOCK A. M. NO. 53973

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 121 PAGE 1441