

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 8 PAGE 639

SATISFIED AND CANCELLED OF RECORD
18 DAY OF July 1972
Elizabeth Riddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:24 O'CLOCK A. M. NO. 1585

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C.

BOOK 1022 PAGE 108

FEB 9 3 03 PM 1966

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Gerald Phillips and R. T. Benton**

(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 **Seven Thousand and No/100** - - - - - DOLLARS (\$ **7,000.00**), 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 **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, **City of Greenville on the western side of Toy Street shown as Lot No. 5 of Block B-7 on a plat entitled Subdivision of Boyce Lawn Addition recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 179 and being further described as follows:**

BEGINNING at an iron pin on the southwestern corner of intersection of a 15 foot alley with Toy Street which point is 200 feet south of the intersection of East North Street and Toy Street and running thence along the southern side of said street S. 76-45 W. 150 feet more or less to an iron pin at the corner of Lot No. 4; thence along the line of Lot No. 4 and No. 4½ S. 15 E. 64' 4" to an iron pin at the rear corner of Lot No. 5½; thence along the line of Lot No. 5½ in a northeasterly direction 150.3 feet to the western side of Toy Street; thence along the western side of Toy Street N. 15-W. 54 feet to the beginning corner.

The said lot is shown on the City Block Book as Lot No. 17 of Block 2 on Sheet No. 46, being one of the lots conveyed to Ressie W. Kelly, et al by deed recorded in Deed Book 666 at Page 406.

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.