

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES L. SANDERSON (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 THIRTY EIGHT THOUSAND and No/100-----DOLLARS (\$38,000.00), with interest thereon at the rate of five & three fourths 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 twenty-five 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 east side of Stonehaven Drive, being shown as Lot No. 124 on plat of Tully P. Babb Estate, made by Dalton & Neves, Engineers, August, 1954, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, page 162 and 163, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Stonehaven Drive at the joint front corner of Lots 123 and 124 and runs thence along the line of Lot 123, S 89-15 E 380 feet to a point in the center of a branch; thence with the center of the branch (the traverse line N 3-16 W, 131 feet) to an iron pin in the center of branch at the rear corner of Lot 126; thence along the line of Lot 126, E 87-51 W, 179 feet to an iron pin; thence along the line of Lot 125, E 84-38 W, 180.1 feet to an iron pin on the east side of Stonehaven Drive; thence along Stonehaven Drive, S 5-22 W, 150 feet to the beginning corner.

This is the same property conveyed to me by deed of Emma L. Flinkingshelt as Trustee; as Trustee and Executrix under the will of Elizabeth H. Babb, deceased, recorded June 29, 1965, in the RMC Office for Greenville County, South Carolina, in Deed Book 776, page 453.

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
25th DAY OF Oct 1974
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:52 O'CLOCK P. M. NO. 10852

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 77 PAGE 715

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 683

SATISFIED AND CANCELLED OF RECORD
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 10852