

GREENVILLE
SEP 14 3 47 PM 1969

BOOK 1040 PAGE 449

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank B. Halter and R. B. Landers

(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 Thousand Eight Hundred and No/100 ----- DOLLARS
(\$ 30,800.00), with interest thereon at the rate of **six & one-half** 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 **three** 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, having according to survey of Piedmont Engineers, dated January 24, 1966, the following metes and bounds:

BEGINNING at an iron pin in the center of Old Spartanburg Road, at corner of property now or formerly of Thomas Milton Higgins, and running thence with the line of said property N. 1-45 E. 294 feet to a pin; thence N. 87-09 W. 100 feet; N. 2-43 E. 427 feet; N. 32-45 E. 143 feet; S. 33-28 E. 448 feet; S. 23-45 W. 218.2 feet; S. 45-57 E. 111 feet, and S. 33-50 E. 184 feet to the center of Old Spartanburg Road; thence with the center of said Road, as follows: S. 81-00 W. 197.7 feet; thence continuing S. 86-34 W. 153 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 791 at Page 471.

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 23 DAY OF Dec. 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSO
BY W. D. Emery
Secretary-Treasurer
WITNESSES:
Martha Mills
Ruby C. McAlister

RECORDED AND CANCELLED OF RECORD
28 DAY OF Dec. 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:53 O'CLOCK A. M. NO. 14899

FOR RELEASE SEE R. B. LANDERS 1978 PAGE 264.
FOR RELEASE SEE 1 & 2 SEE DE. 2. M. BARK 1959 PAGE 249.
FOR RELEASE SEE ALL DEED BOOK 791 PAGE 400

FOR RELEASE SEE 6 & 7 SEE R. B. LANDERS 1971 PAGE 167
FOR RELEASE SEE 4 & 5 SEE R. B. LANDERS 1967 PAGE 568
FOR RELEASE SEE 8 & 9 SEE R. B. LANDERS 1961 PAGE 132