

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

1969 AUG 18 AM 10:15

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, 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 Seventeen Thousand Nine Hundred Fifty and No/100----- DOLLARS (\$17,950.00), with interest thereon at the rate of six and 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 fifteen 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, situate on the northeastern side of Wellington Drive, near the City of Greenville, being known and designated as Lot No. 51 as shown on a plat entitled "Addition to Knollwood Heights" prepared by Piedmont Engineers & Architects, Dated June 2, 1966, and recorded in the R. M. C. Office for Greenville County in Plat Book PP at page 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wellington Drive at the joint front corner of Lots Nos. 50 and 51 and running thence N. 72-50 E. 165 feet to an iron pin; thence running S. 17-10 E. 115 feet to an iron pin at the joint rear corner of Lots Nos. 51 and 52; thence running S. 72-50 W. 165 feet to an iron pin on the eastern side of Wellington Drive; thence with Wellington Drive N. 17-10 W. 115 feet to an iron pin at the point of beginning.

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 15 DAY OF August 1969

FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Vance W. Cline Jr. Loan Service Officer
Secretary-Treas.

WITNESS:

Bonnie Williams
Elizabeth Westmoreland

SATISFIED AND CANCELLED OF RECORD

18 DAY OF August 1969

Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:39 O'CLOCK P. M. NO. 4072