

MAY 10 2 45 PM 1967

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ESTON L. RODGERS

(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 -----
 Eleven Thousand Five Hundred and No/100----- DOLLARS
 (\$ 11,500.00----), 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 **twenty** 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, on the eastern side of Jones Avenue in the City of Greenville, being shown as the northern part of Lot 15 on a plat of the property of Parish, Gower and Martin, recorded in Plat Book G at page 197, and having according to a more recent plat dated March 1967 of Property of Eston L. Rodgers, the following metes and bounds: See Plat Book QQQ, page 123

Beginning at an iron pin on the eastern side of Jones Avenue at the joint front corner of Lots 14 and 15, and running thence through Lot 15, S. 84-47 E. 67.4 feet to a point; thence continuing N. 88-26 E. 32.7 feet; thence N. 88-26 E. 78 feet to an iron pin; thence S. 1-38 W. 55 feet to an iron pin in rear line of Lot 15; thence through line of Lot 15, N. 88-58 W. 176.67 feet to an iron pin on the eastern side of Jones Avenue; thence with the eastern side of Jones Avenue, N. 0-48 E. 55 feet to the beginning corner.

Together with the right, privilege and easement of using the driveway located along the southern edge of the above described lot which runs from Jones Avenue in an easterly direction 100 feet, the northern five feet of said driveway being located on the lot above described and the southern five feet being located on the adjoining lot.

Said premises being the major portion of the property conveyed to the mortgagor in Deed recorded in Deed Book 815 at page 227.

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 4 DAY OF Oct. 19 67
 FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Sam R. Glenn Jr. V. Pres.
 Secretary-Treas.

WITNESS:

Frances Miller
Martha Mills

SATISFIED AND CANCELLED OF RECORD

5 DAY OF Oct. 19 67

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

AT 11:38 O'CLOCK A. M. NO. 10084