

First Mortgage on Real Estate

MAY 23 2 00 PM 1967
MORTGAGE

OLLIE B. WORTH
RECORD

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack H. Nimmons, Sr.

(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 **Ten Thousand Three Hundred and no/100-----** DOLLARS (\$ **10,300.00-----**), with interest thereon at the rate of **6-3/4** 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 **10** 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, located at the corner of Hoyt Street and S. C. Highway 253, near the City of Greenville, S. C., being known and designated as all of Lot No. 1 and a portion of Lot No. 2 on a plat of property of Bessie M. Smith recorded in the RMC Office for Greenville County, S. C. in Plat Book "A", page 409 and being also shown on a more recent survey entitled "Property of Estate of Bessie M. Smith" by R. B. Bruce, dated July 23, 1965, and having according to the latter plat, the following metes and bounds, to-wit: See Plat QQQ Page 151.

BEGINNING at an iron pin at the Southeastern corner of the intersection of S. C. Highway 253 and Hoyt Street, and running thence along the southern side of Hoyt Street, S. 83-25 E. 68.5 feet to an iron pin at the intersection of Hoyt Street and Santuck Street, and running thence with Santuck Street, S. 12-44 W. 135 feet to an iron pin; thence along the rear of Lots Nos. 1 and 2, N. 82-00 W. 142.2 feet to an iron pin on S. C. Highway 253; thence with said Highway, N. 41-26 E. 157.7 feet to an iron pin at the point of Beginning.

Being the same property conveyed to the Mortgagor by deed of Opal Mahon, et al, dated May 23, 1967, to be recorded herewith.

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.

RECORDED AND CANCELLED BY REC'D
DAY OF _____ 1967
FOR GREENVILLE COUNTY, S. C.
CANCELLATION BOOK _____