

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE BOOK 1961 PAGE 313

JUN 23 10 12 AM 1967

OLLIE FARNOWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James A. Trammell and Charles C. Fayssoux

(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

----- Forty Thousand and No/100 ----- DOLLARS (\$ 40,000.00), 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 20 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, near the City of Greenville, situate on the northeastern side of Bartram Grove, being shown as Lot No. 103 on a plat of Section 2 of Chanticleer, dated August 30, 1955, prepared by R. K. Campbell, recorded in Plat Book JJJ at Page 71 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds:

"BEGINNING at an iron pin on the northeastern side of Bartram Grove, joint front corner of Lots 103 and 104, and running thence with Lot 104, N. 38-33 E. 158.1 feet to iron pin in the rear line of Lot 99; thence with Lots 99 and 100, S. 51-53 E. 120 feet to iron pin at the joint rear corner of Lots 102 and 103; thence with Lot 102, S. 38-33 W. 159 feet to iron pin on Bartram Grove; thence N. 51-27 W. 120 feet to the point of beginning."

Being the same property conveyed to the mortgagors by deed of Chanticleer Real Estate Company, 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.

SATISFIED AND CANCELLED OF RECORD
28th DAY OF July 19 67
Dorrie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY
AT 10:36 O'CLOCK A. M. NO. 4833

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 103 PAGE 223