

First Mortgage on Real Estate

MAR 14 4 04 PM 1968

MORTGAGE
CLERK OF COURSE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Calvin D. Hughes and

Mary Jane W. Hughes (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 **Twenty --- Thousand and no/100-----DOLLARS** (\$ 20,000.00), with interest thereon at the rate of **6 and 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 **twenty-five** 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 north-western side of Douglas Drive, being shown as Lot No. 12 on a plat of Martindale Subdivision dated June, 1959, prepared by C. O. Riddle, and recorded in Plat Book BBB at Page 97 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds to wit:**

BEGINNING at an iron pin on the northwestern side of Douglas Drive at the joint front corner of Lots 11 and 12 and running thence with Lot No. 11 N. 59-03 E. 171 feet to an iron pin on a County Road; thence with said road N. 30-58 E. 250.6 feet to an iron pin; thence S. 30-38 E. 104.6 feet to an iron pin at the joint corners of Lots 12 and 13; thence with lot 13 S. 5-19 E. 137 feet to an iron pin on Douglas Drive; thence with the curvature of Douglas Drive the chord being S. 33-27 W. 90.6 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Martha W. Greene to be recorded herewith.

The Mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may, at its option, apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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.

FOR SATISFACTION TO THIS MORTGAGE

SATISFACTION BOOK _____

SATISFIED AND CANCELED OF RECORD
BY _____
CLERK OF COURSE
GREENVILLE COUNTY, S. C.

For Modification Agreement increasing Trust Note to this Mortgagee use Use. N. Book 1144 page 496.