

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Marie Reaves Smith

(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 - - - - - TWELVE THOUSAND FIVE HUNDRED AND NO/100THS- - - - - DOLLARS (\$12,500.00), 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 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, at the northwestern corner of the intersection of Keith Drive and West Circle Avenue, being shown as Lot 13 on a plat of a revision of Lots 13 and 14 of Kendal Green Subdivision dated May, 1968, prepared by Webb Surveying & Mapping Company and recorded in Plat Book at page 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 northeastern side of Keith Drive, which iron pin is S. 35-31 E. 15 feet from the original line of Lots 49 and 50 as shown on plat recorded in Plat Book S at page 23, and running thence N. 54-29 E. 146.5 feet to an iron pin, which is S. 35-10 E. 15 feet from the joint rear corner of the original line of Lots 49 and 50; thence N. 35-10 W. 4.7 feet to an iron pin; thence N. 42-21 E. 12.8 feet to iron pin at corner of a new line for Lot 14; thence with the new line of Lot 14, S. 26-27 E. 117.1 feet to an iron pin on the northern side of West Circle Avenue; thence with said Avenue, S. 77 W. 53.5 feet to an iron pin; thence S. 63-22 W. 72 feet to an iron pin; thence with the curvature of the intersection of Keith Drive and West Circle Avenue, the chord of which is N. 76-04 W. 30.4 feet to an iron pin on Keith Drive; thence with said Drive, N. 35-31 W. 53.3 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by correcting deed of Ed B. Smith 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.

For Modification and Assumption Agreement see R.E.M. Book 1194 page 137.

SATISFIED AND CANCELLED OF RECORD

DAY OF March 1968
Wm. J. Sanbury
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK A.M. NO. 263

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 1092 PAGE 667