

JUL 12 4 59 PM 1968

OLLIE FARNSWORTH
R. M. C.

BOOK 1097 PAGE 365

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. Randal Shelton and
Janice Neill Shelton

(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-four Thousand Two Hundred Fifty & No/100 DOLLARS (\$ 24,250.00----), 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 25 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, City of Greenville, being shown as Lot 12 on plat of KNOLLWOOD recorded in Plat Book E at page 35 in the RMC Office for said County, and according to said plat having the following metes and bounds:

Beginning at an iron pin in the southwestern side of Seminole Drive, which pin is 490.6 feet from the turnout point of Seminole Drive and Sunset Drive, and is the joint front corner of Lots 12 and 13, and running thence with joint line of said lots, S 42-58 W 171.9 feet to an iron pin; thence N 48-57 W 117 feet to an iron pin; thence N 55-03 E 180 feet to an iron pin in the southwestern side of Seminole Drive; thence with said Drive, S 47-02 E 80 feet to the point of beginning.

ALSO all that piece, parcel or lot of land being shown as a portion of Lot 13 on the above referred to plat and more fully described as follows:

Beginning at an iron pin on the southern side of Seminole Drive at the corner of Lot 12 and running thence with the southern side of said Drive, S 47-02 E 2.6 feet to a stake; thence with a new line, S 39-45 W 171.4 feet to a stake in line of Lot 11; thence with line of said lot, N 48-57 W 13.2 feet to a stake; thence N 42-58 E 171.9 feet to the point of beginning.

The mortgagors agree that after the expiration of 10 years from the date from date hereof the mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance 1/2 of 1% 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 SEE
SATISFACTION BOOK 36 PAGE 112

SATISFIED AND CANCELLED OF RECORD
DAY OF 30 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:51 O'CLOCK P. M. NO. 1122

See Production & Documentation Department