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BOOK 1110 PAGE 43

First Mortgage on Real Estate

CLERK OF COURTS  
GREENVILLE, S. C.

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Cecil H. Timberlake, Jr.

(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-seven Thousand One Hundred and no/100----- DOLLARS (\$ 27,100-----), with interest thereon at the rate of ~~3%~~ percent 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, in Butler Township, situate on the northern side of Tara Avenue, being shown and designated as Lot 30 on plat of Cunningham Acres recorded in Plat Book BBB at page 118 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tara Avenue at the joint front corner of Lots 29 and 30 and running thence with the line of Lot 29, N. 5-20 E. 165 feet to pin; thence S. 84-40 E. 110 feet to pin at rear corner of Lot 31; thence with the line of Lot 31, S. 5-20 W. 165 feet to pin on Tara Avenue; thence with the northern side of Tara Avenue, N. 84-40 W. 110 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Rose M. Cunningham and E. F. Cunningham to be recorded herewith.

The mortgagors agree that after the expiration of 10 years from the 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  $\frac{1}{2}\%$  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.

**SATISFIED AND CANCELLED OF RECORD**  
26 DAY OF May 1973  
*Hannie S. Tankersley*  
R. M. C. FOR GREENVILLE COUNTY S. C.  
AT 1:07 O'CLOCK P. M. NO. 33231

**FOR SATISFACTION TO THIS MORTGAGE SEE**  
**SATISFACTION BOOK 111 PAGE 545**