

JUN 6 9 57 AM 1974

OLLIE FARNSWORTH
R. M. S.

BOOK 1113 PAGE 519

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James L. Sanderson

(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 Eight Thousand, Six Hundred and No/100 ----- DOLLARS (\$ 28,600.00), with interest thereon at the rate of 7%-10 yrs. 6 3/4 balper 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 readvance 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, on the northeastern side of Merrifield Drive, near the City of Greenville, being shown as Lot 4 on plat of Merrifield Park recorded in Plat Book 000 at page 177 and described as follows:

BEGINNING at an iron pin on the northeastern side of Merrifield Drive at the joint front corner of Lots 4 and 5 and running thence along the line of said lots, N. 55-42 E. 191 feet to an iron pin; thence N. 49-02 W. 63 feet to an iron pin; thence N. 34-18 W. 48.7 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the line of said lots S. 55-42 W. 175 feet to an iron pin on Merrifield Drive; thence S. 34-18 E. 110 feet to the beginning corner.

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 & Assumption Agreement see R. E. W. Book 1160 Page 258

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 219

SATISFIED AND CANCELLED OF RECORD
26 DAY OF June 1974
Barnes Jankins
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:46 O'CLOCK 2 33549