

FILED GREENVILLE CO. S. C.

MORTGAGE JAN 30 11 15 AM 1963

CLERK OF COURT

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

, Melvin L. Jarrard (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 Eight Thousand Two Hundred Forth-three and 98/100----- DOLLARS (\$ 8, 243.98), with interest thereon at the rate of six 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 6-1/2 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, on the northeastern side of U.S. Highway #276 in the Town of Cleveland, South Carolina, and having according to a plat of the property prepared by Terry Dill June 25, 1964, the following metes and bounds, to-wit:

BEGINNING at a point in the center of U.S. Highway #276 at the corner of other property belonging to the mortgagor, said point being 138.0 feet in the direction N. 55-35 W. from the intersection of the center lines of U.S. Highway #276 and S.C. Highway #11, and running thence along the line of other property belonging to the mortgagor N. 39-52 E. 233.0 feet to an iron pin; thence S. 71-37 W. 47.0 feet to an iron pin; thence along the line of property now or formerly belonging to Hazel Baker Cleveland and J. Harvey Cleveland, Jr. S. 39-52 W. 199.2 feet to a point in the center line of U.S. Highway #276; thence along the center line of U.S. Highway #276 N. 65-25 E. 25.8 feet to the beginning point.

ALSO, all that tract of land in Cleveland Township containing 3/4 acre, more or less, and having according to plat of same prepared by T. T. Bill, April 14, 1948, the following metes and bounds, to-wit:

BEGINNING at a point in the center of U.S. highway #276, where the same intersects with the center line of S.C. Highway #11 and running thence along a bend of U.S. Highway 276, N. 55-35 W. 138 feet to another point in the center of said U.S. Highway 276; thence N. 39-52 E. 33 feet to an iron pin on the northern right-of-way for the said U.S. Highway 276; thence along the line of other property belonging to J. Harvey Cleveland (now or formerly), N. 39-52 E. 200 feet to an iron pin; ~~thence S. 55-35 E. 100 feet to an iron pin;~~ thence S. 55-35 E. 100 feet to an iron pin on the western extremity for S.C. Highway 11 right-of-way; thence S. 55-35 E. 33 feet to a nail and cap at the center line of the right-of-way for S.C. Highway 11; ~~thence along said~~ 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.

~~center line of the right-of-way for S.C. Highway #11;~~ thence along said center line for S.C. Highway 11, S. 38-35 W. 233 feet to the beginning corner. Being the same property conveyed to the mortgagor by deeds recorded in Deed Book 344 at page 211 and Deed Book 754 at page 458.

SATISFIED AND CANCELLED OF RECORD

10th DAY OF JAN 1963

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:42 O'CLOCK A.M. NO. 1115

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK PAGE 637