

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

JUL 22 12 25 PM '71

OLMORTGAGE  
FARNSWORTH  
R.M.C.

BOOK 1200 PAGE 446

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M & S BUILDERS, INC.

(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-two thousand and no/100----- DOLLARS  
(\$ 22,000.00 ), with interest thereon at the rate of  $7\frac{1}{2}\%$  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 20 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,

ALL that piece, parcel or lot of land in Greenville County, South Carolina, known and designated as Lot No. 150, Section 2, Avondale Forest, as shown on a plat thereof in Plat Book BBB, at Page 37, in the R.M.C. Office for Greenville County, S.C. and having, according to said plat, the following dimensions:

Fronting on Armsdale Road 105 feet and a distance of 35 feet on the chord of Armsdale Road and Prior Street, with a depth of 145.2 feet on the northerly side and a depth of 120 feet on the southerly side and a width of 145 feet on the rear line.

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

29 DAY OF Oct. 19 71.

Allie Farnsworth

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

AT 2:11 O'CLOCK P.M. NO. 12360

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 3 PAGE 328