

FILED
GREENVILLE CO. S. C.
MAR 11 3 00 PM '72
OLLIE FARMER NORTH
REGISTER
MORTGAGE

BOOK 1219 PAGE 328

First Mortgage on Real Estate

Main

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. Patrick Jenkins (hereinafter referred to as Mortgagor) SEND(S) GREETING:
and Henrietta B. Jenkins

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 -----
Forty Thousand and no/100----- DOLLARS

(\$ 40,000.00---), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **Thirty-----** 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, **Butler Township**, being situate on the northeastern side of Old Boiling Springs Road more particularly shown on plat of Property of Boiling Springs Realty Company, a partnership, dated January 13, 1972, prepared by enwright associates, and having according to said plat the following metes and bounds:

Beginning at an iron pin in the center of Old Boiling Springs Road at the joint corner of this property and other property belonging to Boiling Springs Realty Company (conveyed by J. I. Converse by deed recorded on even date herewith), and running thence N 10-27 E 29.65 feet to point on the northern edge of Old Boiling Springs Road; thence N 11-38 W 430.2 feet to an ip; thence continuing N 10-48 W 160.2 feet to an iron pin; thence turning and running S 80-03 W 407.2 feet to an iron pin; thence turning and running S 10-34 E 139.4 feet to an iron pin in the center of Boiling Springs Road; thence along the center of said Road, the following courses and distances: S 64-36 E 65.1 feet; S 56-25 E 100 feet; S 50-52 E 100 feet; S 48-45 E 100 feet; S 45-44 E 118 feet; S 45-27 E 150.9 feet to the point of beginning, said property containing 2.98 acres, more or less.

Being the same property conveyed to the mortgagors by deed of Joseph I. Converse et al to be recorded herewith.

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.

CANCELLED
REGISTER OF DEEDS

Set Book 204 page 771
2-12-99
12433

For Release 0.30 New R/W of Old Boiling Springs Road in Elm St. 1923 pg. 199