

USL—FIRST MORTGAGE ON REAL ESTATE

PROVENCE-JARRARD CO.—GREENVILLE 52192

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. H. Mauldin

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirty-Six Hundred & No/100 DOLLARS (\$3,600.00), with interest thereon from date at the rate of five & one-half per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 Greenville Township, being known and designated as Lot No. 12 of a subdivision known as Franklin Heights, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 9, and having the following metes and bounds, to-wit:-

"BEGINNING at an iron pin at the Northeast corner of the intersection of Circle Drive and Franklin Road, and running thence with the curve of Circle Drive, N. 23-40 W. 34.4 feet to an iron pin on the East side of Circle Drive; thence still with the East side of said Circle Drive, N. 22-45 E. 106.7 feet to the corner of Lot No. 13; thence with the rear line of that lot, S. 72-23 E. 122.6 feet to an iron pin at the rear corner of Lots Nos. 11, 12, 13 and 14; thence along the line of Lot No. 11, S. 28-30 W. 138.6 feet to an iron pin on the North side of Franklin Road; thence along the line of said Franklin Road, N. 70-0 W. 83.5 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by P. R. Long and Elizabeth J. McClenaghan by deed dated February 18, 1946, recorded in Volume 287 at Page 267.

PAID AND SATISFIED IN FULL
THIS 18th DAY OF July 1946
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY M. M. Newell, President
WITNESS: Lottie West Gaspine, Margaret M. [unclear]

SATISFIED AND CANCELLED OF RECORD
18 DAY OF July 1946
Ollie [unclear]
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11:28 O'CLOCK A.M. NO. 12211

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.