

MAR 17 5 05 PM 1964

First Mortgage on Real Estate

OLLIE FARRISWORTH BOOK 952 PAGE 382
R.M.G.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM F. HOFFMAN JR. & ESPRA M. HOFFMAN (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 **--Twenty-Five Thousand and No/100----**

DOLLARS (\$ 25,000.00), with interest thereon from date at the rate of **Five & Three-Fourths** per centum per annum, said principal and interest to be repaid in monthly instalments of **One Hundred Fifty-Eight and No/100** Dollars (**\$ 158.00**) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, in Chick Springs Township, being located on the northeastern side of Howell Road, near the Edwards Road, and having according to a survey by R.W. Dalton dated August 1959 the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Howell Road joint front corner of property of Arthur E. Neild and the mortgagors and running thence along the line of property of Arthur E. Neild N. 75-52 E. 296.8 feet to an iron pin; thence along property now or formerly of Howell, S. 35-08 W. 383 feet to an iron pin in the center of Howell Road; thence with said Howell Road, N. 15-18 W. 250.8 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed recorded in Book of Deeds 633 at Page 153.

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.

RECORDED AND CANCELLED ON RECORD
DAY OF
Dorothy Stark
R.M.G. FOR GREENVILLE COUNTY S.C.
BOOK 952 PAGE 382

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK PAGE 116