

GREENVILLE CO. S. C.

MAY 11 12 20 PM 1964

BOOK 958 PAGE 253

First Mortgage on Real Estate

MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, FRANCIS A. STEPHENS

(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 AND NO/100 * * * DOLLARS (\$8,000.00), 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 12 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 eastern side of Grove, near the City of Greenville, and being known as Lot No. 9, and the adjoining five (5) feet of Lot No. 8, on plat of Grove Hills, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "P", page 37, and described as follows, to-wit;

BEGINNING at an iron pin on the eastern side of Grove Road at the corner of Lot No. 10, and running thence with the line of said lot, S 66 18 E 174.5 feet to an iron pin at the corner of Lot No. 31; thence with the line of said lot, N 48 00 E 80 feet to an iron pin in line of property of Grove Road Baptist Church; thence with the line of said property, N 66 00 W 186 feet, more or less, to an iron pin on Grove Road; thence with the eastern side of said road, S 23 37 W 80 feet to the BEGINNING corner.

Being the same premises conveyed to the mortgagor herein by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 640 at pages 311 and 312, after the conveyance of the major portion of Lot No. 8 by deed recorded in the R. M. C. Office for Greenville County in Deed Book 696, page 299.

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.

PAID AND SATISFIED IN FULL

THIS 27 DAY OF Nov. 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO

Edgar B. Robbins asst. V. Pres.
Secretary, Trustee

WITNESSE:

Thomas G. Cross Jr.
Sandra F. Bateon

SATISFIED AND CANCELLED OF RECORD

27 DAY OF Nov. 1967

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

AT 1:59 O'CLOCK P. M. NO. 15338