

FILED
GREENVILLE CO. S. C.

OCT 9 9 19 AM 1964

BOOK 974 PAGE 485

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David A. Smith and Clara S. Smith

(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 THOUSAND FIVE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 20,500.00), with interest thereon at the rate of six (6%) 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 twenty-five 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 southeastern side of Zelma Drive, being known and designated as Lot 9 of a subdivision known as Oakland Terrace as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book BB at page 196 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Zelma Drive, joint front corner of Lots 8 and 9 and running thence with the joint line of said lots, S. 48-35 E. 175.5 feet to an iron pin; thence S. 41-55 W. 100.2 feet to an iron pin, joint rear corner of Lots 9 and 10; thence with the joint line of said lots, N. 48-35 W. 175.2 to an iron pin on the southeastern side of Zelma Drive; thence with Zelma Drive, N. 41-25 E. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed recorded in Deed Book 758 at page 505.

The Mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagors agree to pay to the mortgagee as premium for such insurance one-half of one percent of the principal balance then existing.

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
27th DAY OF NOV 19 89
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:29 O'CLOCK A. M. NO. 32975

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 116 PAGE 223