

OCT 29 3 44 PM 1965

BOOK 1812 PAGE 321

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. G. Proffitt, Inc.

(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

Thirty-Nine Thousand Six Hundred and No/100 ----- DOLLARS
(\$ 39,600.00), 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 15 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 northern side of West Seven Oaks Drive, being shown as Lot No. 65 on a Plat of Chanticleer, Section 1, and recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 97, and being more particularly described as follows:

BEGINNING at a point on the northern side of West Seven Oaks Drive at the corner of Lot 64, and running thence S. 89-27 W. 120 feet to a pin at the corner of Lot 66; thence with the line of Lot 66 N. 2-22 W. 182.7 feet to a pin on property of F. H. Earle; thence with line of said property N. 82-01 E. 31 feet to pin; thence continuing with said property N. 80-43 E. 96 feet to pin at corner of Lot 64; thence with line of Lot 64 S. 0-41 E. 201.2 feet to iron pin, the beginning corner.

This conveyance is made subject to a 10 foot drainage easement along the eastern side of Lot 65.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 777 at Page 529.

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 29 DAY OF April 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSOBY Sarah D. Robinson
Secretary-Treas.

WITNESS:

Ann R. Cunningham
Catherine E. Fairson

SATISFIED AND CANCELLED OF RECORD

30 OF April 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:20 O'CLOCK P. M. NO. 23778