

AUG 23 3 54 PM 1963

BOOK 1101 PAGE 179

First Mortgage on Real Estate

GREENVILLE CO. S. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: BRAXTON MURRAY CUTCHIN, III and JOY WILSON CUTCHIN

(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 Nineteen Thousand One Hundred and no/100-----DOLLARS (\$ 19,100.00), with interest thereon at the rate of Seven (7%) 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 25 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, and being shown as Lot 63, Section A of Gower Estates, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book QQ at pages 146-7 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Don Drive at the joint front corner of Lots 62 and 63 and running thence with the common line of said Lots S. 17-17 W., 178.8 feet to an iron pin; thence 76-41 W., 66 feet to an iron pin; thence N. 0-43 E., 180 feet to an iron pin on the southerly side of Don Drive; thence with a curve in Don Drive (the chord of which is S. 85-09 E.) 40 feet to an iron pin; thence continuing with said Drive S. 74-26 E., 78.1 feet to the point of beginning.

The Mortgagors agree that after the expiration of 10 years from the date hereof, 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 per cent of 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.

PAID AND SATISFIED IN FULL

THIS 31 DAY OF May 19 61
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Gary M. Woods
Secretary

WITNESS:
Ray H. Hester
Phyllis Hester

SATISFIED AND CANCELLED OF RECORD

DAY OF May 19 61

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

AT 11:30 O'CLOCK P. M. NO. 1961