

AUG 30 10 53 AM 1988

BOOK 1101 PAGE 508

First Mortgage on Real Estate

COUNTY OF GREENVILLE  
SOUTH CAROLINA

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Helen G. Cannon

(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 Eight Thousand, Seven Hundred Fifty and No/100-----DOLLARS six & (\$28,750.00), with interest thereon at the rate of three-fourths ~~thereafter~~ <sup>seven percent for first ten years and</sup> 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 southwest side of Ivanhoe Circle and being known and designated as Lot 23 on a plat of Rosedale recorded in the R.M.C. Office for Greenville County in Plat Book YY at page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwest side of Ivanhoe Circle, joint front corner of Lots 23 and 24 and running thence along the line of Lots 23 and 24 S. 28-08 W. 283.3 feet to a point; thence running N. 60-30 W. 200 feet to a point; thence running N. 9-51 E. 173.5 feet to a point; thence running N. 72-40 E. 205 feet to a point on Ivanhoe Circle; thence running along Ivanhoe Circle S. 37-02 E. 56.85 feet to a point; thence S. 53-50 E. 59.85 feet to the point of beginning.

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 mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of 1% 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.

*For Modification & Assumption Agreement see R. C. M. Book 1184 page 4.*

SATISFIED AND CANCELLED OF RECORD

29<sup>th</sup> DAY OF Dec. 19 92

*James Tankersley*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10:03 O'CLOCK A. M. NO. 81003

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 137 PAGE 300