

GREENVILLE CO. S. C.
JUL 26 2 53 PM 1955

BOOK 1002 PAGE 177

First Mortgage on Real Estate

OLLIE F. FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert L. Duncan

(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-Four Hundred and No/100 ----- DOLLARS
(\$ 2400.00), with interest thereon at the rate of 6 1/2 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, lying on the northwestern corner of First Avenue and D Street, and being shown as Lot No. 51 on a plat of Property of F. W. Poe Manufacturing Company, Section I, as shown on plat recorded in Plat Book Y at Pages 26-28 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the northwestern corner of the intersection of First Avenue and D Street, and running thence along the northern side of D Street, N. 48-52 E. 75 feet to an iron pin at the corner of Lot 52; thence with line of Lot 52, in a northwesterly direction 78.1 feet to pin in line of Lot 50; thence with line of Lot 50, S. 49-26 W. 75 feet to an iron pin in First Avenue; thence with the northeasterly side of First Avenue 78.8 feet to the point of beginning."

Being the same property conveyed to the mortgagor by deed of Mack F. Duncan of even date, to be recorded herewith.

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 6 DAY OF Feb 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY James T. Anderson *Asst. Loan Officer*
Secretary-Treas.

WITNESS:
Frances Heaton
Joy S. Sinclair

SATISFIED AND CANCELLED OF RECORD
9 DAY OF Feb 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:01 O'CLOCK P. M. NO. 17629