

BOOK 53 PAGE 810

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S.C.

OCT 5 3 15 PM 1978

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APR 17 1978

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CALL NO. 33703

W. Frank Dushan

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

----- Ten Thousand and No/100 -----
DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of five & one-half per centum per annum, said principal and interest to be repaid in monthly instalments of Eighty-Three and No/100 Dollars (\$ 83.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, 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, Greenville Township, at the intersection of McCuen Street (formerly Mitchell Street) and Cureton Street, in the City of Greenville, being shown as Lot No. 14, Block F on plat of Kanatenah, recorded in the R. M. C. Office for Greenville County in Plat Book F at Page 131, and according to said plat being more particularly described as follows:

"BEGINNING at an iron pin on the northern side of Cureton Street, at the front corner of Lot No. 13, and running thence with the line of said lot, N. 25-51 W. 155 feet to an iron pin, joint rear corner of Lots Nos. 13, 27 and 28; thence with the line of Lots Nos. 28 and 29, N. 63-35 E. 120 feet to an iron pin on the western side of McCuen Street (formerly Mitchell Street); thence with the curve of the western side of said Street, the radius of which is 180 feet, in a southwesterly direction to an iron pin at the corner of Lot No. 13, the point of beginning."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 268 at Page 28 in the R.H.C. Office for Greenville County.

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