

MORTGAGE

JUL 1 11 10 AM 1961

STATE OF SOUTH CAROLINA,) ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
RICHARD P. GRUMPLER, JR.
GREENVILLE, SOUTH CAROLINA

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

organized and existing under the laws of UNITED STATES OF AMERICA, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of FOURTEEN THOUSAND ONE HUNDRED & No/ 100 Dollars (\$14,100.00), with interest from date at the rate of Five & One-Half per centum (5½ %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Associationn Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Ninety-Seven and 1/100----- Dollars (\$ 97.01), commencing on the first day of August, 19 61, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 19 81

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land in Greenville County, State of South Carolina, lying on the western side of West Faris Road, in the City of Greenville, shown as lot # 3 on a plat of Park Hill, recorded in the RMC Office for Greenville County in Plat Book I at Pages 36 and 37, and more particularly shwon on a plat of the property of the mortgagor, prepared by J. C. Hill dated June 16, 1961, and according to said plat is described as follows:

BEGINNING at an iron pin on the western side of WestFARIS road, front corner of lot # 2, which pin is 140 feet south of the intersection of said road with Brookwood Drive; thence with the western side of said road, S. 16-50 W. 70 feet to iron pin; thence N. 69-46 W. 225 feet to iron pin on the eastern side of Sevier Street Extension; thence with the eastern side of said street, N. 29-02 E. 70.7 feet to iron pin, rear corner of lot # 2; thence with the line of said lot, S. 69-46 E. 210 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by John D. Vann and Sybil W. Vann by deed to be recorded.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the