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First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

P. L. FORTUNE, JR.

(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 **Nineteen Thousand Three Hundred Fifty and No/100** ----- DOLLARS (\$ 19,350.00), with interest thereon from date at the rate of **Six (6%)** per centum per annum, said principal and interest to be repaid in monthly instalments of **One Hundred Twenty-Four and No/100** ----- Dollars (\$ 124.00) 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, in Austin Township, being known and designated as Lot No. 17, Section II, Sunset Heights, recorded in Plat Book RR, Page 85, in the R. M. C. Office for Greenville County, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Vesper Circle, joint front corner of Lots No. 16 and 17 of Section II, and running thence with line of Lot No. 16, N. 36-27 W. 300 feet to an iron pin; thence S. 73-44 W. 122 feet to an iron pin; thence S. 14-04 E. 145.4 feet to an iron pin at the joint rear corner of Lots No. 17 and 18; thence with line of Lot No. 18 S. 58-29 E. 246.5 feet to an iron pin on Vesper Circle; thence with said Vesper Circle, N. 39-03 E. 80 feet to the point of **BEGINNING**.

Being a portion of the property conveyed to the Mortgagor by Deed of Donald E. Baltz to be recorded herewith.

In consideration of Fidelity Federal Savings & Loan Association making a loan to me for \$19,350.00 to be amortized in monthly payments extending over a period of 25 years, which loan is insured by the Mortgage Guaranty Insurance Corporation, it is understood that at the expiration of ten (10) years, Fidelity Federal Savings & Loan Association may, at its option, apply for insurance for an additional period of five (5) years with Mortgage Guaranty Insurance Corporation, and I will pay to Fidelity Federal Savings & Loan Association a premium for such insurance of one-half of one per cent of the principal balance then existing. This shall also be binding on my heirs, successors and assigns.

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.