

SEP 25 2 55 PM 1962

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STEPHEN W. ROUQUIE, III (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 EIGHTEEN THOUSAND, NINE HUNDRED AND NO/100----- DOLLARS (\$ 18,900.00), 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-Two and No/100-----Dollars (\$ 122.00) 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, at the Southeast corner of the intersection of Fairhaven Drive and Northway Drive near the City of Greenville, being known and designated as Lot No. 58 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by J. MacRichardson, Surveyor, March, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Fairhaven Drive, the joint front corner of Lots 57 and 58, and running thence along the joint line of said lots, N. 81-33 E., 175 feet to an iron pin on the line of Lot 143; thence along the line of that lot, N. 8-27 W., 90 feet, to a concrete monument on the southern edge of Northway Drive; thence along the southern edge of Northway Drive, S. 81-33 W., 155 feet to an iron pin; thence following the curvature of Northway Drive as it intersects with Fairhaven Drive, the chord of which is S. 36-33 W., 28.3 feet, to an iron pin on the eastern edge of Fairhaven Drive; thence along the eastern edge of Fairhaven Drive, S. 8-27 E., 70 feet to the beginning corner.

The Mortgagor, in order to obtain the within loan from Fidelity Federal Savings and Loan Association, obtained from American Mortgage Insurance Corporation insurance for a term of ten years from the date of this mortgage and said Mortgagor agrees that at the expiration of the said ten years, Fidelity Federal Savings and Loan Association of Greenville, S. C., may at its option, apply for insurance for an additional period of five years with American Mortgage Insurance Company and the said Mortgagor herein will pay to Fidelity Federal Savings and Loan Association of Greenville, S. C., premium for such insurance of one-half of one per cent of the principal balance then due on the note secured by this mortgage. This agreement shall bind the Mortgagor herein, his 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.