

First Mortgage on Real Estate

MORTGAGE JAN 17 4 38 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LILLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH LONG PEARCE

(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

----- Twenty Thousand Two Hundred Fifty and No/100 -----
DOLLARS (\$ 20,250.00), 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
Thirty-One and No/100 ----- Dollars (\$ 131.00) 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, on the northeastern side of Sylvan Way and Brookside Way, in the City of Greenville, shown as all of Lots 76, 77 and 78 on plat of Marshall Forest, prepared by Dalton and Neves, Engineers, October 1928, recorded in the R.M.C. Office for Greenville County in Plat R. M. C. H at Pages 133 and 134, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the northern side of Sylvan Way at joint front corner of Lots 78 and 79, and running thence along the joint line of said lots N. 45-20 E. 279.5 feet to an iron pin on the southern side of a 10 foot strip reserved for utilities; thence along the southern side of said 10 foot strip, S. 54-40 E. 76.1 feet to iron pin at the joint rear corner of Lots 75 and 76; thence along the joint line of said lots S. 45-20 W. 303.5 feet to an iron pin on the northern side of Sylvan Way, where same intersects with Brookside Way; thence along the northern side of Brookside Way and Sylvan Way, N. 36-25 W. 50.5 feet to an iron pin; thence along the northern side of Sylvan Way, N. 36-25 W. 25.2 feet to the point of beginning."

Being the same property conveyed to the mortgagor by deed of Huguenin and Douglas, Inc., to be recorded herewith.

The mortgagor agrees that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one per cent. of the principal balance then existing.

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.