FILED
GREENVILLE CO. S. C.
BOOK 949 PAGE 140

First Mortgage on Real Estate

# MORTGAGE

FEB 14 9 59 AM 1964

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Roy B. Sanders, 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 EIGHTEEN THOUSAND AND NO/100THS- - - - - - - - - - - - - - - - - - - - DOLLARS ($ 18,000.00 ), 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 THIRTEEN AND NO/100THS- - Dollars ($ 113.00 ) 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 Paris Mountain Township, on the southern side of Dreamland Way being shown as Lot 4 on plat of property of Ruth H. Jamison recorded in Plat Book T at page 326 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dreamland Way at the joint corner of Lot 5 and running thence with the line of said lot, S. 31-52 E. 306.8 feet to an iron pin; thence N. 66-39 E. 100 feet to an iron pin; thence N. 31-40 W. 321.3 feet to an iron pin on the southern side of Dreamland Way; thence with the southern side of Dreamland Way S. 60-44 W. 50 feet to an iron pin; thence S. 55-55 W. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Raymond M. Lindsey 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.