

FILED
GREENVILLE CO. S. C.

BOOK 975 PAGE 137

First Mortgage on Real Estate

OCT 14 4 44 PM 1964

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILTON MITCHELL TAYLOR

(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) in the sum of -----
----- Thirteen Thousand and No/100 ----- DOLLARS
(\$ 13,000.00), with interest thereon at the rate of six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, situate on the northern side of East Perry Road, and being shown as Lot 23 on plat of Property of Leawood Hills, made by Terry T. Dill dated October 1958, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the northern side of East Perry Road, joint front corner of Lots 22 and 23, and running thence along the northern side of East Perry Road, S. 43-22 W. 100 feet to iron pin at corner of Lot 24; thence with line of Lot 24, N. 46-38 W. 110.4 feet to pin in line of property now or formerly of Abbott; thence with line of said property N. 43-15 E. 100 feet to pin at the rear corner of Lot 22; thence with line of Lot 22, S. 46-38 E. 110.6 feet to pin on East Perry Road, the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 686 at Page 507 in the RMC Office for Greenville County.

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.

Cancelled
Judy G. Hill
RMC

Aut Book 179 page 1982
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