

DEC 1 11 51 AM 1964

BOOK 979 PAGE 488

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joe L. Woods and Ann G. Woods

(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 FOUR HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 13,400.00), 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 twenty-five 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, at the southeastern corner of Coral Drive and Walker Springs Road, near the City of Greenville, being shown as Lot 31 on plat of Coral Ridge recorded in Plat Book XX at page 119 and described as follows:

BEGINNING at an ironpin at the southeastern corner of Coral Drive and Walker Springs Road and running thence with the southern side of Walker Springs Road, S. 89-15 E. 65 feet to an iron pin at the corner of Lot 32; thence with the line of said lot, S. 3-50 W. 180.6 feet to an iron pin in the line of Lot 30; thence with the line of said lot, N. 86-10 W. 90 feet to an iron pin on Coral Drive; thence with the eastern side of said Drive, N. 3-50 E. 150.6 feet to an iron pin at the corner of Walker Springs Road; thence with the curve of the intersection, N. 47-17 E. 36.3 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of C. S. Willingham to be recorded herewith.

In addition to and together with the monthly payments of principle and interest under the terms of the note secured hereby, the Mortgagors promise to pay to the Mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on their failure to pay it, the Mortgagee may advance it for the Mortgagors' account and collect it as a part of the debt secured by the mortgage.

The Mortgagors agree 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 Mortgagors agree to pay to the mortgagee as 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.

premium for such insurance one-half of one per cent of the principal balance then existing.

PAID AND SATISFIED IN FULL
THIS 17 DAY OF March 1967
FEDERAL SAVINGS & LOAN ASSO
BY Betty H. Rogers
Asst. Secretary-Treas.

WITNESS:
Lynn W. Gray
Joy S. Sinclair

SATISFIED AND CANCELLED OF RECORD
20 DAY OF March 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:38 O'CLOCK A M. NO 22464