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BOOK 1037 PAGE 497

ELLIE F. BROWN  
R. M. D.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DON K. WILSON AND FRANCES H. WILSON

(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 ----- Twenty-Three Thousand Three Hundred & No/100 ----- DOLLARS (\$ 23,300.00 ), with interest thereon at the rate of six & one-half 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 24 + 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, known as Lot 365 and part of Lot 364 on plat of Sector V of Botany Woods, recorded in Plat Book JJJ at Pages 66 and 67 in the RMC Office for Greenville County, and more fully shown on plat dated May 17, 1966; made by Piedmont Engineers & Architects, and according to last mentioned plat has the following metes and bounds:

"BEGINNING at an iron pin on the northern side of Abelia Drive, joint front corner Lots 266 and 365, and running thence with the northern side of Abelia Drive S. 64-50 W. 105 feet to pin, joint corner Lots 364 and 365; thence with a line through Lot 364 N. 34-25 W. 158.7 feet to pin in line of Lot 269; thence with line of Lot 269, N. 49-40 E. 44 feet to pin at corner of Lot 267; thence with line of Lot 267, S. 74-30 E. 84.8 feet to pin corner of Lot 266; thence with line of Lot 266, S. 36-59 E. 115 feet to the point of beginning." Said premises being the same conveyed to the mortgagors by deed of David W. Balentine, to be recorded herewith.

The mortgagors agree that after expiration of 10 years from date hereof, mortgagee may at its option apply for mortgage insurance for an additional 5 year period with mortgage insurance company insuring this loan, and the mortgagors agree to pay to mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, mortgagors promise to pay to mortgagee the sum of 1/48th of one per cent of the original amount of this loan in payment of the mortgage insurance premium, and on their failure to pay it, the mortgagee may advance it for mortgagors' account and collect it as part of the debt secured by this mortgage.

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.

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