

FILED  
GREENVILLE CO., S. C.

First Mortgage on Real Estate

## MORTGAGE

MAR 10 4 44 PM 1967

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }CLERK OF COURTS  
GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JUNE L. MOORE

(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-four Thousand Eight Hundred - - - DOLLARS (\$ 24,800.00 ), with interest thereon at the rate of six & 3/4 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, at the northeast corner of the intersection of Terramont Circle, and a county road, as shown on plat of property of Central Realty Corporation dated August 31, 1966 by C. O. Riddle, R.L.S. and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the east side of Terramont Circle, at it intersects with a county road, and running thence with the east side of Terramont Circle, N. 13-53 W. 91.7 feet to a point; thence continuing with the said street N. 7-31 W. 78.3 feet to a point corner of Lot owned by H. J. Martin and Joe O. Charping; thence with the line of said lot and property of Central Realty Corporation N. 82-29 E. 338.3 feet to an iron pin in line of Burdette property; thence with the line of said property S. 35-05 W. 224.4 feet to an iron pin on the north side of said county road; thence with the north side of said road S. 73-02 W. 149.9 feet to a point; thence with the curve of said road as it intersects with Terramont Circle, the chord of which is N. 60-25 W. 34.4 feet to the beginning corner.

"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 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.