

RECORDED
MAY 16 11 31 AM 1974

BOOK 1057 PAGE 577

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HAROLD F. HUNT AND
DOROTHY D. HUNT

(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 ----- Fourteen Thousand Eight Hundred and No/100----- DOLLARS (\$14,800.00----), with interest thereon at the rate of -----6 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 -----20----- 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, City of Greenville, on the northwestern corner of the intersection of Sunset Drive and Waccamaw Avenue, being shown as Lot 72 on Plat #2 of Sunset Hills recorded in Plat Book P at page 19 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin at the northwestern corner of the intersection of Sunset Drive and Waccamaw Avenue, and thence with the northeastern side of Sunset Drive, N. 41-10 W. 75 feet to an iron pin at corner of Lot 71; thence with line of Lot 71, N. 48-50 E. 175 feet to an iron pin on a five-foot strip reserved for utilities; thence with said five-foot strip, S. 41-10 E. 75 feet to an iron pin on Waccamaw Avenue; thence with the northwestern side of said Waccamaw Avenue, S. 48-50 W. 175 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book ___ at page ___ given by M. L. Lanford, Jr., of even date herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee the sum of 1/48th of 1% of the original amount of this loan and on his 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.

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.

See Modification & Assumption Agreement, All R. E. M. Book 1298 Page 702

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 23 PAGE 124

SATISFIED AND CANCELLED OF RECORD
6 DAY OF May 1974
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:48 O'CLOCK P. M. NO. 28018