

First Mortgage on Real Estate

MORTGAGE

OLLIE F. NORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, David G. Capps and Jane N. Capps

(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 -----
Fifteen Thousand Seven Hundred Fifty and no/100 -----DOLLARS
(\$ 15,750.00), with interest thereon at the rate of **six and three-fourths** 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, **on the southwestern side of Clark Avenue, about one mile southward from the City of Greer, Chick Springs Township, and being Lot No. 79 in Brookhaven, property of the Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in Plat Book RR, page 41, RMC Office for Greenville County, and having the following courses and distances, to-wit:**

BEGINNING at an iron pin on the southwestern side of Clark Avenue, the joint front corner of Lots Nos. 78 and 79 on said plat and running thence with the common line of said lots S. 21-56 E., 216.6 feet to an iron pin on line of property now or formerly belonging to Brady; thence with this line N. 35-30 E., 208.5 feet to an iron pin, the joint rear corner of Lots 79 and 80; thence with the common line of said lots N. 54-30 W. 170 feet to an iron pin on the western side of Clark Avenue; thence with said Avenue S. 35-30 W. 50 feet to an iron pin; thence continuing with said Avenue S. 51-46 W., 43.9 feet to the beginning corner. Being the same property conveyed to the Mortgagors herein by deed to be recorded.

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 in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's 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 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.
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.

SATISFIED AND CANCELLED OF RECORD

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 123 PAGE 497

4th DAY OF March 1967
James J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:45 O'CLOCK A. M. NO. 9342