

FILED  
GREENVILLE CO. S.C.  
BOOK 1068 PAGE 593  
SEP 8 3 02 PM 1967

First Mortgage on Real Estate

**MORTGAGE**

OLLIE FARNSWORTH  
R.W.G.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**James A. Taylor and Mary W. Taylor**

(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 & 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 **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, on the northeastern side of Richbourg Road, near the City of Greenville, being shown as Lot 17 of Wade Hampton Terrace, recorded in Plat Book KK at Page 15, and described as follows:

"BEGINNING at an iron pin on the northeastern side of Richbourg Road, corner of Lot 16, and running thence with the northeastern side of said Road, S. 50-33 E. 100 feet to iron pin, corner of Lot 18; thence with line of said lot N. 39-27 E. 157.3 feet to iron pin in line of Lot 31; thence with lines of Lots 31 and 32, N. 52-41 W. 100.05 feet to iron pin at corner of Lot 16; thence with line of said lot S. 39-27 W. 153.5 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deed of James R. Crane, to be recorded herewith.

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 the loan, and the mortgagors agree 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.

PAID AND RECEIVED BY  
THIS DAY OF  
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
BY  
WITNESSES  
AND SIGNED AND SEALED IN PRESENCE OF  
DAY OF  
FOR GREENVILLE COUNTY, S. C.  
NOTARY PUBLIC