

FILED
GREENVILLE CO. S. C.

DEC 13 4 26 PM 1968

OLLIE FARRIS WORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter D. McMillan and Sandra M. McMillan

(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-one Thousand Nine Hundred Fifty and no/100----- DOLLARS
(\$ 21,950.00---), with interest thereon at the rate of ~~percent~~ 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 northwestern side of Hillbrook Road, near the City of Taylors, being shown and designated as Lot 9 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hillbrook Road at the joint front corner of Lots 9 and 10 and running thence with the line of Lot 10, N. 30-05 W. 147.6 feet to pin at rear corner of Lot 3; thence with the line of Lot 3, N. 6-20 W. 53.2 feet to pin at the corner of Lot 4; thence with the line of said lot, N. 72-05 E. 90 feet to pin in line of Lot 8; thence with the line of said lot and the center of a drainage easement, S. 27-05 E. 177.7 feet to pin on Hillbrook Road; thence with the northwestern side of said Road, S. 59-55 W. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Threatt-Maxwell Enterprises, Inc. to be recorded 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 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 hereby.

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. The mortgagors agree that after the expiration of 10 years from the date hereof, mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan, and mortgagor agrees to pay to the mortgagee as premium for such insurance 1/2% of the principal balance then existing.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 31 PAGE 350

PAID AND CANCELLED OF RECORD
8 DAY OF Feb 1969
Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:25 O'CLOCK P. M. NO. 1968