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BOOK 1131 PAGE 625

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. M. C.  
MORTGAGESTATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONALD E. NORRIS and PATRICIA R. NORRIS,

(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-Eight Thousand Six Hundred and no/100----- DOLLARS (\$ 28,600.00-- ), with interest thereon at the rate of (stated in note) ~~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, and situate at the southwestern corner of the intersection of Mountain Creek Road and Reservoir Road and being shown and designated as Lot No. 1 on plat of the Parkside Acres recorded in Plat Book WWW, at Page 42, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southeastern side of Reservoir Road at the front corner of Lots 1 and 2 and running thence with line of Lot 2, S 60-53 E 153.8 feet to an iron pin at corner of Lot 8; thence with line of Lot 8, N 23-21 E 191.8 feet to an iron pin on Mountain Creek Road; thence with the northwestern side of said Road, N 72-53 W 40 feet to an iron pin; thence continuing N 69-56 W 45 feet to an iron pin; thence S 34-48 W 35.8 feet to pin on Reservoir Road; thence with said Road, S 2 E 70 feet to an iron pin; thence S 17-05 W 70 feet to the point of beginning.

This being the same property conveyed by deed to be recorded herewith.

In addition to and togetherwith the monthly payments of principal and interest under the terms of the note secured hereby, mortgagors promise to pay to mortgagee the sum of 1/48th% of the amount of this loan originally in payment of the mortgage guaranty insurance covering this loan; and on his failure to pay it, mortgagee may advance it for mortgagors' account and collect it as a part of the debt secured hereby.

The mortgagors agree that after the expiration of 10 years from date, mortgagee may at its option apply for mortgage insurance for an additional five years with the mortgage insurance company insuring this loan; and mortgagors agree to pay to the mortgagee as premium for such insurance  $\frac{3}{8}$ % 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.