

Main

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 25 5 07 PM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James T. Partain, Jr., and
Patricia M. Partain

OLLIE FARNSWORTH
R. H. C.

(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-three Thousand Eight Hundred Fifty and no/100 DOLLARS (\$23,850.00), with interest thereon at the rate of eight 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 eastern side of Scenic Drive, being the northwest portion of Lot 35 and the unnumbered lot adjoining Lot 35 south of Grassy Branch, as shown on plat recorded in Plat Book KK at page 102 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the eastern side of Scenic Drive at the center of intersection of Grassy Branch; thence along eastern side of said Drive in a southeasterly direction following the curve thereof 175 feet to a point in the front line of Lot 35; thence through Lot 35 N 57-51 E 215 feet, more or less; thence with rear line of Lot 35, N 32 W-125 feet, more or less, to a point in the center of Grassy Branch; thence following the center of the Branch as the line 210 feet, more or less, to the beginning corner.

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 1/48% 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.

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

See Plat Book KK at page 102 in the RMC Office for Greenville County