

Main
First Mortgage on Real Estate

GREENVILLE, CO. S. C.
MAY 5 4 07 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1189 PAGE 370

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

YVONNE M. BENNETT

(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 ----- Thirty-six Thousand and no/100----- DOLLARS (\$36,000.00-----), with interest thereon at the rate of Seven and 3/4-- 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 northeastern corner of the intersection of Terramont Circle and a County road as shown on plat of Property of Central Realty Corporation made by C. O. Riddle, dated August 1966, and being described according to said plat as follows:

Beginning at an iron pin on the eastern side of Terramont Circle at its intersection with a County Road; thence running with the eastern side of Terramont Circle, N 13-53 W 91.7 feet to pin; thence continuing N 7-31 W 78.3 feet to corner of property of Martin & Charpin; thence with line of said property, N 82-29 E 338.3 feet to pin; thence with line of Burdette property, S 35-05 W 224.4 feet to point on road; thence S 73-02 W 149.9 feet to pin; thence with curve of said road and Terramont Circle, N 60-25 W 34.4 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of W. Alney Moore 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, mortgagor promises to pay to 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 her failure to pay it, mortgagee may advance it for mortgagor's account and collect it as a part of the debt secured by the mortgage.

The mortgagor agrees that after the expiration of 10 years from date, the mortgagee may at its option apply for mortgage insurance for an additional period of 5 years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the 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.